



**CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, MAY 11, 2021
COUNCIL CHAMBER, CITY HALL
125 EAST COLLEGE STREET
7:00 P.M.**

PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO EMAIL PLANNING@COVINACA.GOV PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

CALL TO ORDER

- A. Pledge of Allegiance.
- B. Roll Call of Commissioners:
- C. Amendments to the Agenda.

PUBLIC COMMENTS

Citizens wishing to address the Commission on any matter **not** on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. **Please keep your comments to five minutes or less and try not to be repetitive.** Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests that a specific item be removed from the Consent Calendar for discussion.

- 1. Approval of Minutes of Regular Meeting of April 27, 2021.

CONTINUED PUBLIC HEARING

None

PUBLIC HEARING

- 1. **Application for Conditional Use Permit (CUP) 21-020**, a request to establish a shared-space commercial use within a 2,830-square foot tenant space in the "C-3A Regional or Community Shopping Center" commercial zone at 1055 W. San Bernardino Rd. (APN: 8434-001-026)

Staff Recommendation: Staff recommends that the Planning Commission approve Conditional Use Permit (CUP) 21-020 through the adoption of Resolution No. 21-008 PC with conditions.

CONTINUED BUSINESS

None.

NEW BUSINESS

1. **Tentative Tract Map (TTM) 73662 and Site Plan Review (SPR) 15-021 Time Extension:**
A request for a one-year time extension for a previously approved mixed-use development within the Covina Town Center Specific Plan (CTCSP) F.A.I.R Zone, located at 155 E. San Bernardino Road - APN: 8430-024-012.

Staff Recommendation: Staff recommends that the Planning Commission approve a one-year time extension for Tentative Tract Map (TTM) 73662 and Site Plan Review (SPR) 15-021 by approving Resolution No. 2021-009 PC subject to the Conditions of Approval contained in Resolution CC 18-67.

GENERAL MATTERS

None.

ADMINISTRATIVE ITEMS

None.

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission at 7:00 p.m. on May 27, 2021 in the Council Chamber of Covina City Hall.

I, Brian K. Lee, Director of Community Development for the City of Covina, or his designee, hereby declare that a true and accurate copy of the forgoing agenda was posted on April 22, 2021 near the front entrance of City Hall, 125 East College Street, Covina, and on the City's official Internet Website, in accordance with Governmental Code Section 54954.2(a.)

Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.



MINUTES OF THE APRIL 27, 2021 REGULAR MEETING OF THE COVINA PLANNING COMMISSION HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET AT 7:00 P.M.

This meeting was conducted utilizing teleconference and electronic means consistent with the State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

CALL TO ORDER

Charles Hodapp called the Planning Commission to order at 7:00 p.m.

A. PLEDGE OF ALLEGIANCE

Chairman Hodapp led the Pledge of Allegiance.

B. ROLL CALL

Commission Members Present: Connors, Manning, McMeekin, Zermeno, Hodapp

Commission Members Absent: None

Staff Members Present: Director of Community Development, Senior Planner, Assistant City Attorney

C. AMENDMENTS TO THE AGENDA

None.

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes of the regular meeting of April 13, 2021.

A motion was made and seconded to approve the Minutes of the Regular Meeting of April 13, 2021.

The motion carried 5-0 as follows:

AYES:	CONNORS, MANNING, MCMEEKIN, ZERMENO, HODAPP
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

PUBLIC HEARINGS

None.

CONTINUED PUBLIC HEARINGS.

None.

CONTINUED BUSINESS

None.

NEW BUSINESS

1. A modification request by Campsite Brewing Company to dismantle an existing 1,537 square foot shed to allow the rebuild of a new 1,496 square-foot structure within the existing footprint, on the property located at 321 E. Front Street.

Staff Recommendation: Staff recommends the Planning Commission approve the applicant's request to change the building design, removal of the corrugated metal fence, and the extension of the block wall to the newly designed cabin.

Senior Planner Lugo presented the staff report.

The public hearing was opened.

Applicant Christian Hartenstein and George Kelly, with Kelly Architects, provided further detail regarding the need to replace the building due to safety concerns and stated some materials will be reused for the new structure.

No public further comments were received.

The public hearing was closed.

A motion and a second were made to approve the change in the building design, removal of the corrugated fence, and extension of the block wall for the new cabin design which was previously approved under resolution 2021-005 PC.

The Motion carried 5-0 as follows:

AYES:	CONNORS, HODAPP, MANNING, MCMEEKIN, ZERMENO
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

2. **Planning Commission Study Session** -- Study Session of the Covina Municipal Code -- Portions of CMC Title 17 and Chapter 8.50, Hillside/Slope Development Standards and Stormwater Runoff Regulations (on hillside/slope properties) - Discussion of Issues.

No Staff Recommendation was proposed. The presentation intended to solicit discussion and obtain potential direction from the planning commission and to determine an appropriate course of action.

Community Development Director Lee presented the study session and answered the commissioner's questions.

A general consensus was made that there is interest to continue the study session. The Planning Commission requested a memo of the study session for review and further discussion. After approval of memo, staff shall be directed to conduct due diligence and develop a draft of developmental standards for hillside/sloped areas and present their results to the planning commission at a future planning commission meeting.

No public comments were received.

ADMINISTRATIVE ITEMS

None.

ADJOURNMENT

Chairman Hodapp adjourned the Planning Commission meeting at 7:53 p.m. to the Regular Planning Commission Meeting on May 11 2021, at 7:00 PM in the Council Chamber of City Hall.

Secretary



CITY OF COVINA

PLANNING COMMISSION AGENDA REPORT ITEM NUMBER PH 1 MAY 11, 2021

TO: Chairman and Members of the Planning Commission

FROM: Brian K. Lee, AICP, Director of Community Development

SUBJECT: Application for Conditional Use Permit (CUP) 21-020, a request to establish a shared-space commercial use within a 2,830-square foot tenant space in the "C-3A Regional or Community Shopping Center" commercial zone at 1055 W. San Bernardino Rd. (APN: 8434-001-026)

SITE AND PROJECT DESCRIPTION

A. Project Information:

Request: Establish a shared-space commercial use
Applicant: Bethel Monroy
Property Owner: Jose Catano
Location: 1055 W. San Bernardino Rd.
Assessor Parcel
Map No: 8434-001-026

B. Site and Surrounding Land Uses-Table 1:

	General Plan	Zoning	Existing Uses
Site	GC - General Commercial	C-3A Regional or Community shopping Center	Stand-alone office building
North	GC - General Commercial	C-4 Highway Commercial	U.S. Postal Office
South	Covina Bowl Specific Plan	Covina Bowl Specific Plan	Future Covina Bowl development
East	GC - General Commercial	C-3A Regional or Community shopping Center	Alberto's Mexican fast food
West	GC - General Commercial & LDR – Low Density Residential	C-3A Regional or Community shopping center & R-1-7,500 Residential Zone	Town Sent restaurant and single-family homes

- C. Site Characteristics:** The site is about 13,700 square feet in size. The existing one-story office building is 5,513 square feet and sits on the southern portion of the site with 19 off-street parking spaces on the northern portion. The site has street frontages off West San Bernardino Road and North Rimsdale Avenue, but is the driveway access from North Rimsdale Avenue.

ANALYSIS

- A. Background: On January 15, 2019, the City Council adopted Ordinance 19-01, a Zoning Code Amendment (ZCA) amending various chapters of the Covina Municipal Code to permit and conditionally permit certain uses in the commercial zones. In this ZCA, Chapter 17.04 Definitions and Standards was amended to include “shared-space commercial establishment”, which was defined by the following:

“Shared-space commercial establishment”, means a comprehensive commercial development incorporating retail food uses (including prepared retail food service), general retail merchandise, administrative office and technology space, or personal services (such as hair salons, barbers, and similar activities, but not including personal massage), where the uses are situated in a single building, or multiple small structures within a single development parcel, but utilizing common space for restrooms, storage, dining, common work stations, utilities, and/or similar infrastructure. “Shared-space commercial establishment” shall not include “multi-tenant retail arcades”.

Zones C-3, C-3A, C-4, and C-5 were all amended to include “shared-space commercial establishment” as a conditionally permitted use. The subject site is located within the C-3A (Regional or Community Shopping Center) zone, where “shared-space commercial establishment” is a conditionally permitted use.

- B. The applicant, Bethel Monroy, proposes to establish a “shared-space” establishment within the existing office building. The three uses that are proposed to share the space are an ice cream store, an insurance office (the existing business), and a beauty salon. The floor plan of the existing building will generally remain the same. Minor tenant improvement work is being proposed to accommodate the proposed beauty salon and ice cream store. The hours of operation and number of employees for each proposed business are as follows:

Use	Hours of operation	Number of employees
Catano Insurance (Office)	Monday - Friday: 9:00AM - 6:00PM Saturday: 10:00AM - 4:00PM Sunday: CLOSED	2 employees
La Michoacana (Ice cream store)	Monday - Sunday: 10:00AM – 8:00PM	3 employees
Mianitas (Beauty salon)	Monday - Saturday: 9:00AM - 5:00PM Sunday: 9:00AM - 3:00PM	2 employees

- C. **Applicable Regulations:** Covina Municipal Code Chapter 17, Section 17.42.030 requires a Conditional Use Permit for shared-space commercial establishments within the C-3A Commercial Zone (Regional or Community Shopping Center). All of the light commercial uses proposed to function within the shared space (insurance office, ice cream store, and beauty salon) are permitted by right within the C-3A zone.
- D. **Compatibility of Land Use:** The site is developed with a standalone office building and 19 off-street parking spaces. Surrounding the site on the south, west, and east are all small commercial centers. Immediately south of the site is the Covina Bowl project where the developer will update the historic Covina Bowl building for commercial and office uses and improve the site with new parking and landscaping areas. Therefore, the proposed shared space (insurance office, ice cream store, and beauty salon) use is compatible to these various adjacent commercial businesses.

E. **Parking:**

Use	Parking ratio	Square footage	Spaces required
Office	1 space per 250 SF	2,071 SF	9 spaces
Ice cream store	1 space per 200 SF	669 SF	4 spaces
Beauty salon	1 space per 200 SF	864 SF	5 spaces

The proposed shared-space uses will require 18 parking spaces total. There are 19 off-street parking spaces on site. Therefore, the site has sufficient parking for the proposed uses.

- F. **Building and Site Improvements:** The exterior façade of the existing building has been updated and refreshed with stucco walls, stacked stone wainscot and roof cornice treatment. However, the parking area is in need of updating and improvements. The site has no landscape area. The Applicant proposed to restripe the parking lot and comply with ADA accessibility. Staff recommends the following additional improvements for compliance with Zoning Code and Design Guidelines.
1. Patch and slurry seal existing asphalt for the parking lot, prior to striping for parking spaces.
 2. Relocate the proposed trash enclosure so that it does not impede on parking spaces drive aisle.
 3. Provide an additional four (4) feet of landscaping area along the north elevation by reducing the drive aisle width from 34 feet to 30 feet. Plant three (3) small trees and 5-gallon size shrubs at 4 feet on center within the new landscape area.
 4. Add three (3) tree wells, 4 feet by 4 feet square, along the double-loaded tier of parking spaces. Plant parking lot trees with 15-gallon size. Examples of tree species are: Rhus Lancea, Carrotwood, Palo Verde or similar tree species.

5. Remove the existing chain link fence along the north property boundary. Replace the existing chain link fence with wrought iron fence no higher than 4 feet along the west property line. The distance for the wrought iron fence shall be from the building's north edge to the north property line.
 6. There is an existing tree well within the N. Rimsdale parkway with no tree. Plant a palm tree similar to the existing ones.
 7. Change the front yard area from concrete to landscaping. Provide two (2) 24-inch box size trees with 5-gallon size shrubs at 4 feet on center, and wood mulch for groundcover.
 8. All new landscaping area must have irrigation, preferable with drip irrigation for water conservation.
 9. Provide roof screening for roof mounted equipment and projection.
- G. Signage: Any proposed signage by the applicant is not a part of this review, and approval. A separate sign program application and related plans will be required showing compliance with the City's sign ordinance for the property.
- H. Facts of Findings for Conditional Use Permit: In order to approve the Conditional Use Permit, the Planning Commission must make the following findings:
1. That the site for the use is adequate in shape and size to accommodate the proposed use;

Facts: The proposed project is to establish a shared-space commercial establishment within an existing 5,513-square foot one-story office building. The shared-space uses include an ice cream store, insurance office, and beauty salon. Only minor interior improvements will be needed to accommodate the proposed uses. No expansion of the building is proposed and the use will comply with the occupancy limits of the Los Angeles County Fire Department and the City's Building and Safety Division. With the recommended conditions of approval, the site is adequate in size and shape to accommodate the proposed use.
 2. That the streets adjacent to the use are adequate to handle the traffic generated;

Facts: The proposed shared-space commercial establishment will be located within an existing commercial building that is served by North Rimsdale, which is a local street, and West San Bernardino Road, which is an arterial street. Both streets have sufficient widths and capacities to accommodate the additional traffic generated by the use. Therefore, the occupancy of the 5,513 square foot office, retail, and personal services space will not cause significant impact on the adjacent streets.
 3. That the proposed use will have no adverse effects on the abutting properties or the permitted thereof; and

Facts: The proposed shared-space commercial establishment will occupy an existing office building. Surrounding the site are various commercial and restaurant uses with single-family homes to the far west. The proposed shared-space uses would fit in with the existing mix of uses and would not create a conflict. Therefore, the proposed establishment will be compatible to the existing surrounding businesses and uses and will not have an adverse effect on abutting properties.

4. That the conditions stated in the decision are deemed necessary to protect the public health, safety, and general welfare of the community. Such conditions may include: regulation of use, regulation of signs, requiring maintenance of grounds, regulation of noise, vibrations, odors, etc., regulation of time for certain activities, duration of use and any such other conditions as will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title.

Facts: The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, Planning and Engineering, were provided an opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure that no potential issues would arise during operations. Staff's comments confirm that the proposed use would operate in a manner that would be consistent with the Covina Municipal Code and would not negatively affect the public health, safety and general welfare of the community.

PUBLIC HEARING NOTICE AND NOTIFICATION

The applicant was given a copy of the staff report and all property owners within a radius of at least 300 feet from the overall project site were mailed notices of the Planning Commission public hearing on May 6, 2021 a minimum of ten (10) days before the hearing as required by law. In addition, the public hearing notice was published in the San Gabriel Examiner newspaper on May 6, 2021.

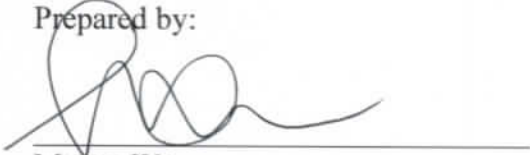
ENVIRONMENTAL DETERMINATION

Staff has determined that this Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The Project qualifies as Class 1(a) exemption under Section 15301(a) of the CEQA Guidelines, which pertains to the operation, permitting, or minor alterations of existing structures that involve negligible or no expansion of an existing or former use, including interior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The Project consists of establishing a shared-space business within an existing 5,513-square foot commercial building. The Planning Commission, based on its own independent judgment, concurs in staff's determination that the Project is categorically exempt from review under CEQA. The Planning Commission further finds that there is no substantial evidence that the Project will have a significant effect on the environment.

RECOMMENDATION

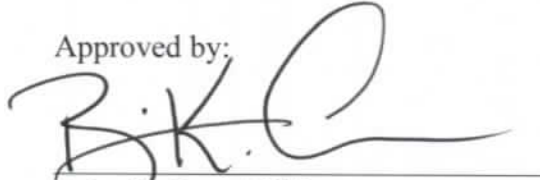
Staff recommends that the Planning Commission approve Conditional Use Permit (CUP) 21-020 through the adoption of Resolution No. 21-008 PC with conditions.

Prepared by:



Megan Wu
Assistant Planner

Approved by:



Brian K. Lee, AICP
Director of Community Development

EXHIBITS

1. Area Map
2. Application
3. 300-foot Radius Map and Notification
4. Project Plans (reductions)
5. Resolution No. 21-008 PC with Conditions of Approval

EXHIBIT 1



205.06 Feet





Standard Application Form – 1

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

Applicant Information

Name of Proposed Project: La Michoacana El Buen Gusto , Anita's Beauty Salon		STAFF USE ONLY MUNIS NO: CMP 21-20 FILE NO:
Project Address: 1055 W San Bernardino Rd, Covina, CA		
Assessor's Parcel Number: 834-001-026		
Phone: (323) 246-2641	E-Mail: betheimonroy@sjbuildingbrothers.com	
Applicant Name: Bethel Monroy		
Applicant Address: 3511 W Beverly Blvd, Montebello, CA 90640		
Property Owner Name: Jose Catano		
Property Owner Address: 1055 W San Bernardino Rd, Covina CA 90640		

Project Type

Please check the type of project review requested. If you are applying for more than one review you may check all that apply.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> PCD Amendment | <input type="checkbox"/> Tree Preservation Permit
<input type="checkbox"/> Minor |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Public Convenience or necessity (ABC) | <input type="checkbox"/> Vacation of Alley, Easement, Street |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Site Plan Review-Major | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Historic Structure Designation | <input type="checkbox"/> Site Plan Review-Minor (Residential) | <input type="checkbox"/> Variance (Minor) |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Site Plan Review-Minor (Non-Residential) | <input type="checkbox"/> Zoning Code Amendment/ Zone Change |
| <input type="checkbox"/> Pre-Application Review | <input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> Time Extension | <input type="checkbox"/> _____
(Other) |
| <input type="checkbox"/> Planned Community Development (PCD) | <input type="checkbox"/> Tentative Tract Map
<input type="checkbox"/> Time Extension | <input type="checkbox"/> _____
(Other) |

Project Description

Detailed Description of Proposed Project (Attach Additional Sheets if Necessary)

This is an existing 5,513 square foot building with three full accessible restrooms, large office spaces and a full kitchen. We would like to propose to divide the existing building into (3) different business types which are (e) office spaces to remain, new beauty salon and a new ice cream store.

Owner Certification

I certify that I am presently the legal owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and correct. If applicant is different from the legal property owner, a property owner's authorization form must accompany this application.

Date: 03/12/21 Signature: [Signature]
Print Name and Title: Owner JOSE M CATANO

STAFF USE ONLY

Date Received: 3/18/21	Received by: MW	Fees: \$4,134	Receipt No:
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Standard Application – 2 Property Owner's Authorization Form

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

List the name(s) and address(es) of all property owner(s).

1. Owner Name: Jose Catano
Complete Address: 1055 W San Bernardino Road, Covina, CA 91722
Email: jcatano@catanoins.com Phone: (626)926-3754
2. Owner Name: _____
Complete Address: _____
Email: _____ Phone: _____
3. Owner Name: _____
Complete Address: _____
Email: _____ Phone: _____

Certification Statement

This letter shall serve to notify you and certify that I/we am/are the legal owner(s) of the property described in the attached application and do hereby authorize:

Applicant's Name: Jose Catano Phone: (626)926-3754
Applicant's Complete Address: 1055 W San Bernardino Rd., Covina, CA Email: jcatano@catanoins.com

To file and present my/our interest for the referenced application(s): _____

Name (printed): Jose Catano
Title: Owner Date: 03/12/21

Signature: Jose M. Catano



Standard Application – 3 Project Description Form

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

A. General Information

Project Address or Assessor's Parcel Number: 8434-001-026

Site Area: 13,669 Building Area: 5,513 Building Height: 14'-0" No. of Floors: one

Total anticipated number of employees: _____ Max shift: _____ Hours of operation: _____

Does the business involve the sale of any food or beverages? ☐ No ☒ Yes

Will the project be built in phases? ☒ No ☐ Yes If YES, a phasing plan is required to be submitted.

Will any permits be required from agencies other than the City (including a Hazardous Materials Business Plan)?

☒ No ☐ Yes If yes, list: _____

Will the project use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables or explosives? ☒ No ☐ Yes If yes, describe: _____

If any of the above answers are YES, please describe in detail on a separate sheet.

B. Existing Land Uses of the Subject and Surrounding Properties

Subject property: Catano Insurance

North: United States Postal Office

East: Super Albert Fresh Mexican Food

South: _____

West: Town Sent Sea Food

C. Physical Site

Will the project modify existing natural features? ☒ No ☐ Yes If YES, please describe in detail on a separate sheet?

Estimated cubic yards of grading involved in the project: ☒ None ☐ Cut = _____ Fill = _____

What is the maximum height and grade of constructed slopes? does not apply

D. Archaeological/Historical

Is the project located in an area of archaeological or historical sensitivity as identified in the Covina General Plan?

☒ No ☐ Yes If YES, please describe in detail on a separate sheet.

E. Flora and Fauna

Describe the types of vegetation and trees in the project area: palm tree to remain.

Number of Oak trees on the site: 0 Number of Oak trees to be removed: 0 a Tree Permit application must be obtained

Describe the types of wildlife found in the project area: none

F. Noise

Will the project increase noise levels within the project area of surrounding neighborhood?

☒ No ☐ Yes If YES, please describe in detail on a separate sheet

Will the project increase the amount of light, vibration, dust, ash, smoke, or odors during construction or after development? ☒ No ☐ Yes If YES, please describe in detail on a separate sheet.

G. List of Attached Environmental Reports

Contact person for environmental: _____ Phone: _____

Environmental firm: _____ E-mail: _____

Mailing Address: _____

H. Certifications

Government Code Section 65962.5 requires the Planning Division to make available to applicants the most current list of "Identified Hazardous Waste Sites" from the State Office of Planning and Research. The list is available on the web at <http://www.dtsc.ca.gov/under> Mandated Web Site Postings.

All applicants must complete and sign the following statement in order for the Planning Division to deem the application complete.

"I, Bethel Monroy, certify that I have reviewed the list of "Identified Hazardous Waste Sites" from the Office of Planning and Research and have determined that the site that is the subject of this application is not on said list."

I hereby certify that to the best of my ability, the statements furnished above and the exhibits submitted with this application present the data and information required for this initial evaluation and that the facts, statements, and information presented are true and correct to the best of my knowledge. Furthermore, I understand that failure to provide the plans and information required may result in this application not being accepted as complete for planning and processing.

Name (printed): Bethel Monroy Date: 03/12/21

Signature: Bethel Monroy

Representative for: Jose Catano

Title: Representative



Standard Application Project Contact List

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

Project Location: 1055 W San Bernardino Rd Covina, CA

**STAFF USE ONLY
FILE NO.:**

Applicant: Jose Catano

MUNIS:

Primary Contact Person: Bethel Monroy

RELATED FILES:

Address: 3511 W Beverly Blvd, Montebello CA 90640

Phone: (323)246-2641

Fax:

E-mail Address:

bethelmonroy@sjbuildingbrothers.com

Secondary Contact Person: (Please Specify Name, Company, Title)

Address:

Phone:

Fax:

E-mail Address:

Legal Property Owner: Jose Catano

Address: 1055 W San Bernardino Rd, Covina, CA 91722

Phone: (626)926-3754

Fax:

E-mail Address:

jcatano@catanoins.com

Architect:

Contact Person:

Address:

Phone:

Fax:

E-mail Address:

Engineer

Contact Person:

Address:

Phone:

Fax:

E-mail Address:

Landscape Architect

Contact Person:

Address:

Phone:

Fax:

E-mail Address:



Standard Application

Non-Residential Project Summary Table

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

PROJECT INFORMATION

Project Name: Catano Insurance, La Michoacana el Buen Gusto, Anita's Beauty Salon

Project Address: 1055 W San Bernardino Rd Covina, CA 91722

General Plan: _____

Zoning District: _____

PROJECT AREA

Gross 13,669	Acres
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Net (Exclusive of dedication for major external and secondary streets)	Acres
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AREA DISTRIBUTION (Net Area)	Acres/Sq. FT.	% of Net Project Area
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Building Coverage	5,513 sq ft	
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Landscape Coverage	no landscape	
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Vehicular Coverage (Including parking, drive aisles, etc.)	6,272 SF	
--	----------	--

Floor Area Ratio		
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FLOOR AREA DISTRIBUTION BY PROPOSED USE (Based on Net Area)

Area of Building Pad	No. of Stores	Gross Floor Area	Proposed Use
5,513 SQ FT	Anita's Beauty Salon	711 SQ FT	SALON
	La Michoacana	377 SQ FT	ICE CREAM STORE
	Catano Insurance	1,446 SQ FT	OFFICE

PARKING (Calculate Each Use Within a Building Separately)

Type of Use	Parking Ratio	# Spaces Req.	# Spaces Provided
Anita's Beauty Salon	1:100	8	8
Ice Cream Store	1:200	2	2
Catano Insurance	1:250	6	6
Total:		16	16

W Glentana St

Mc Gill St

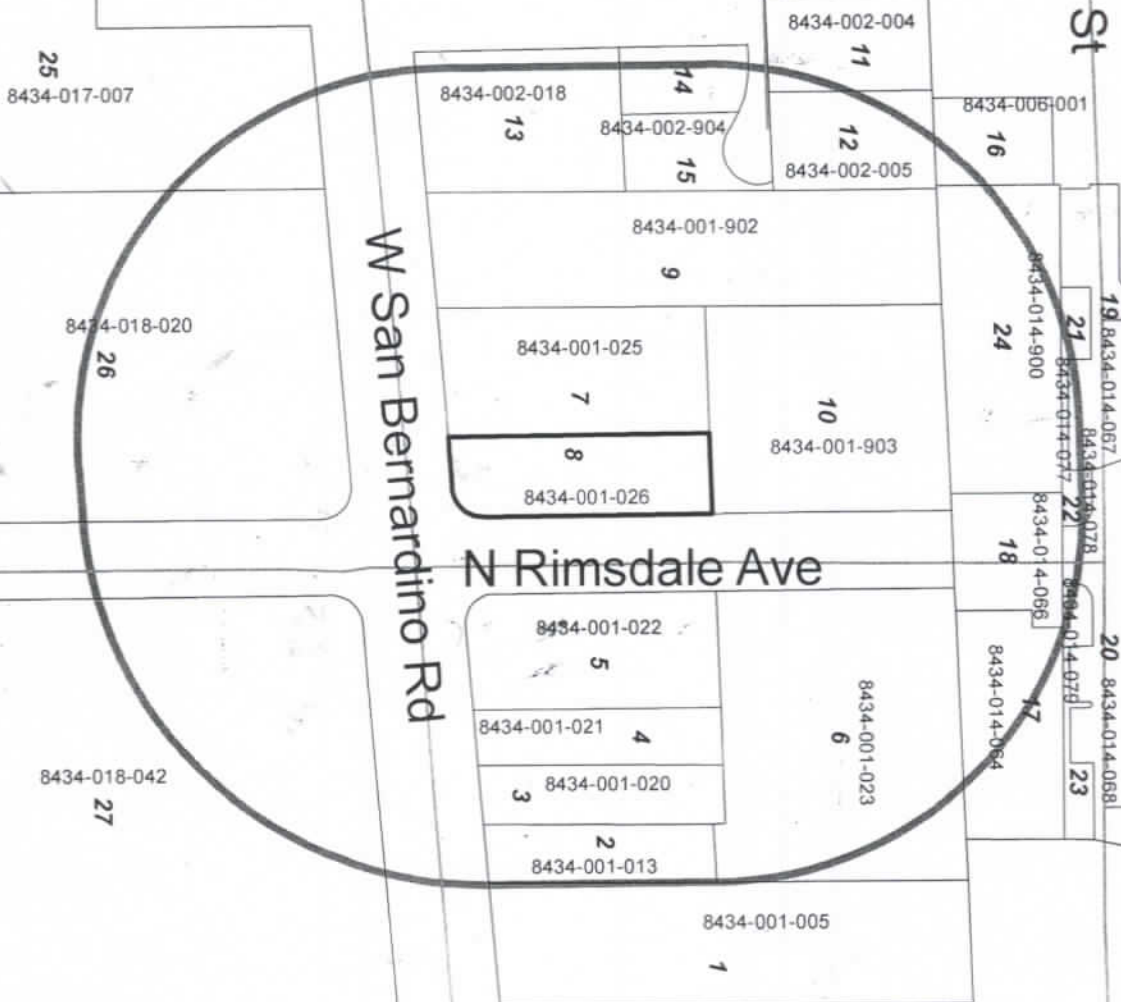
N Janalinda Ave

W San Bernardino Rd

N Rimsdale Ave

EXHIBIT 3

300' Radius Map
1055 W San Bernardino Rd
Covina CA
APN(s) 8434-001-026
Prepared 4/29/2021
by Express Mapping
1 inch = 150 feet



CITY OF COVINA NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Covina will conduct a VIRTUAL PUBLIC HEARING via teleconference on **Tuesday, May 11, 2021 at 7:00 p.m.**, to consider the following applications:

1. **Conditional Use Permit (CUP) 21-020**; a request to establish a shared-space commercial use consisting of an ice cream shop, real estate office, and beauty salon within an existing office building in the C-3A Commercial Zone (Regional or Community Shopping Center) at 1055 W. San Bernardino Road (APN: 8434-001-026).

Pursuant to and in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, the City has analyzed the proposed projects and concluded that they will not have the potential for causing a significant effect on the environment. Therefore, it has been determined that the proposed project would be categorically exempt in accordance with Section 15301(a), Class 1 of the CEQA Guidelines.

(LEGAL DESCRIPTION OF PROPERTY ON FILE IN PLANNING DIVISION)

All interested citizens are invited to observe the public hearing. Any person may submit written comments to the Community Development Department, Planning Division, prior to, or at the time of, the hearing.

If you challenge the decision on the proposed Conditional Use Permit in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence submitted to the Planning Secretary or the Planning Commission at, or prior to, the public hearing.

Further information may be obtained from the City of Covina Community Development Department, Planning Division, at (626) 384-5450.

Pursuant to the American with Disabilities Act, the City of Covina will make reasonable efforts to accommodate persons with disabilities. If you require special accommodations, please contact the Planning Division at (626) 384-5450, at least five (5) days in advance of this hearing.

BRIAN K. LEE
DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLISH: April 29, 2021
THE SAN GABRIEL VALLEY EXAMINER

MAIL: April 29, 2021

CATANO ENTERPRISES INTERIOR TENANT IMPROVEMENT 1055 W SAN BERNARDINO RD COVINA, CA 91722



GENERAL NOTES

1. DISCREPANCIES IN DRAWINGS OR SPECIFICATION, AND/OR SITE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROCEED WITH THE WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXISTING WALL OR CEILING ALIGNMENT WITH THE SURFACE WITH EXISTING ADJUT AND TANGIBLE STUDS IF REQUIRED TO ALIGN FACE OF WALLS.
3. THE CONTRACTOR SHALL SUPERVISOR ALL CUTTING, PATCHING, REPAIRING, RESTORING, AND ANY NECESSARY ACTION TO COMPLETE THE MATCH-ANY DAMAGED WORK TO THE ORIGINAL CONDITION TO THE OWNER'S SATISFACTION.
4. THE CONTRACTOR SHALL VERIFY THE SITE SO AS TO FAMILIARIZE WITH EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY PATCHING, REPAIRING, RESTORING, AND ANY NECESSARY ACTION TO COMPLETE THE MATCH-ANY DAMAGED WORK TO THE ORIGINAL CONDITION TO THE OWNER'S SATISFACTION.
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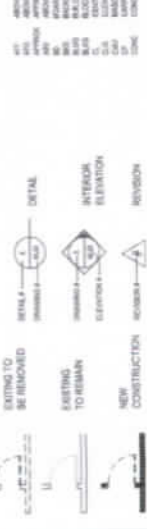
PROJECT SUMMARY

PROJECT NAME: CATANO ENTERPRISES TENANT IMPROVEMENT
PROJECT ADDRESS: 1055 W SAN BERNARDINO RD, COVINA, CA 91722
A/E: 8434-001-028
PROJECT DESCRIPTION: INTERIOR OFFICE BUILDING, WITH EXISTING UTILITY AND WORK TO INCLUDE CONSTRUCTION OF NEW EXTERIOR WALL, AND ADDITIONAL LANTERN TRANSLUCENT IN REAR WALL CONSTRUCTION OF NEW EXTERIOR WALL FOR COMPLIANCE OF MIRROR AREA, NEW NAME TRANSLUCENT AND ADDITIONAL LANTERN TRANSLUCENT
OCCUPANCY: 8-11
CONSTRUCTION TYPE: VB
FIRE SPRINKLER ON SITE: NO
JOINT VENTILATION: YES
LAND 30 FT: 13,893 SF
BUILDING AREA: 5,513 SF
NUMBER OF STORIES: ONE

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE CURRENT EDITIONS OF NATIONAL, STATE, AND LOCAL CODES, AND OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK. ALL MECHANICAL, ELECTRICAL, PLUMBING, OR RELATED WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CODES THAT HAVE JURISDICTION.
2019 CA ENERGY CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS
2019 CA ENERGY CODE
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ABBREVIATION / SYMBOLS

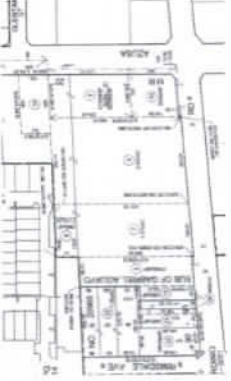


VACINITY MAP

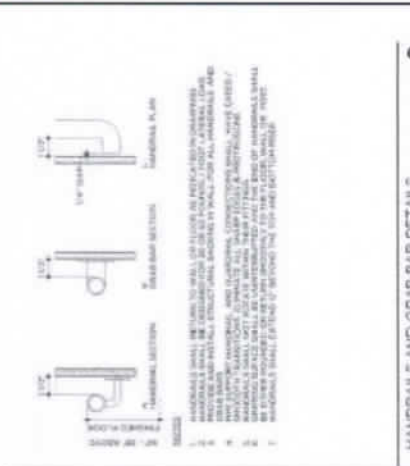


SHEET INDEX

SHEET	TITLE SHEET
A-0.1	COVER SHEET
A-0.2	ACCESSIBILITY DETAILS
A-0.3	ACCESSIBILITY DETAILS
A-0.4	EXISTING SITE PLAN FOR REFERENCE ONLY
A-0.5	EXISTING FLOOR PLAN
A-0.6	PROPOSED FLOOR PLAN
A-0.7	EQUIPMENT PLAN
A-0.8	FLOOR FINISH PLAN
A-0.9	REFLECTED CEILING PLAN
A-1.0	ROOF PLAN
A-1.1	EXTERIOR ELEVATIONS
A-1.2	OCCUPANT LOAD
A-1.3	ANTHRA BEAUTY SALON
A-1.4	LA MACHAON AND EL BURN GUASTO
A-1.5	CATANO INSURANCE

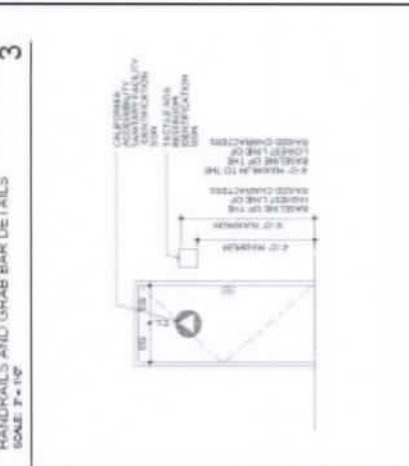


 <p>S&J BUILDING BROTHERS INC. DESIGN + BUILD RETHIL MONROVY BERRY BLVD MONTBELLO, CA 94040 PH: (510) 346-3941</p>	<p>CLIENT CATANO ENTERPRISES 1005 W EAM BERNARDINO RD COVINA, CA 91722</p>	<p>CONSULTANTS GENERAL CONTRACTOR S&J BUILDING BROTHERS INC. 3511 W BEVERLY BLVD MONTBELLO, CA 94040 (510) 346-3941</p>	<p>PROJECT NAME CATANO ENTERPRISES TENANT IMPROVEMENT 1005 W EAM BERNARDINO RD COVINA, CA 91722</p>	<p>PROJECT TYPE CHANGE OF USE DRAWING LIST OF DATES DATE DESCRIPTION REVISION</p>	<p>AGENCY CITY OF COVINA SHEET TITLE SIGN ACCESSIBILITY DETAILS</p>	<p>SHEET NO. A-0.02</p>
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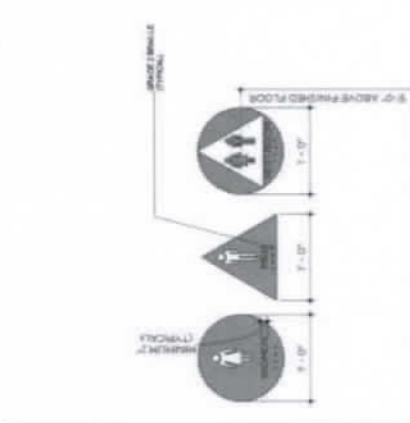
HANDRAILS AND GRAB BAR DETAILS
SCALE: 3/4\" = 1\"

3



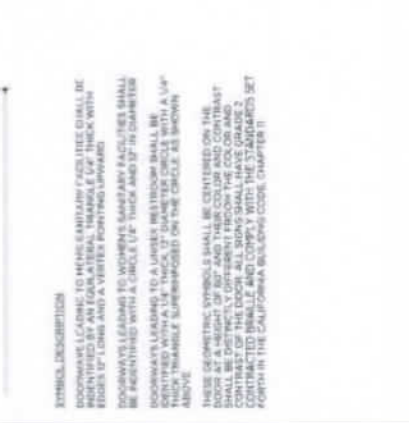
ADA RESTROOM SIGN LOCATION
SCALE: 1/2\" = 1\"

2



CALIFORNIA ACCESSIBLE RESTROOM SIGNAGE
SCALE: 1 1/2\" = 1\"

5



TACTILE ADA RESTROOM IDENTIFICATION SIGN
SCALE: 3/4\" = 1\"

4



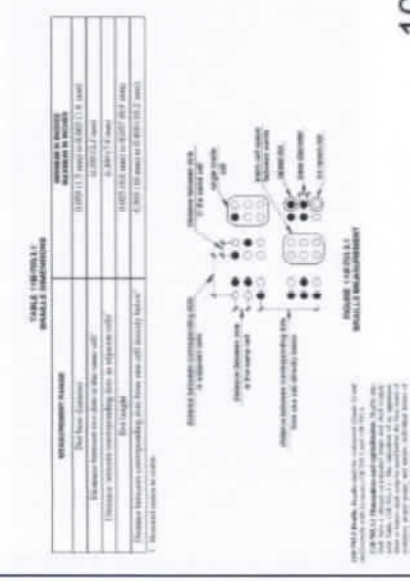
ENTRANCE SIGNAGE

7




LIMITS OF PROTRUDING OBJECTS

6



TACTILE EXIT SIGNAGE

8

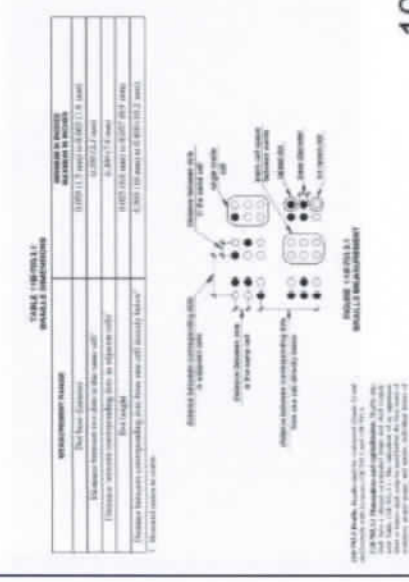


EXIT SIGNAGE

9

10

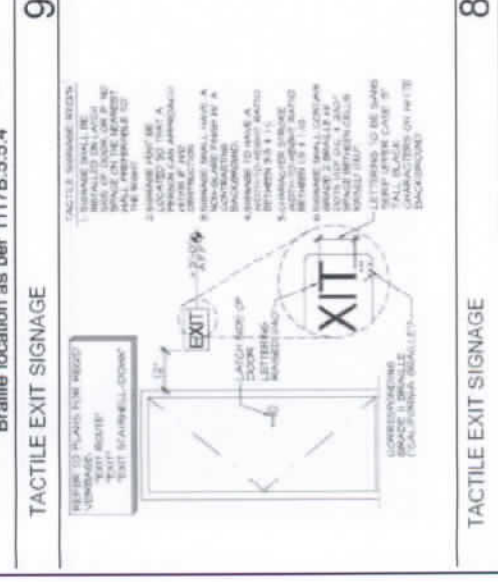
1/8\" thick. Finish as per 117B.5.2
Tactile as per section 117B.5.2,3,4,5



CA Braille as per 117B.5.4.6
Braille location as per 117B.5.5.4



TACTILE EXIT SIGNAGE





CATANO ENTERPRISES
1088 W SAN BERNARDINO RD
COVINA, CA 91722

GENERAL CONTRACTOR
S&J BUILDING BROTHERS, INC.
9511 W BEVERLY BLVD
MONTEBELLO, CA 90640
323/246-2611

PROJECT NAME
CATANO ENTERPRISES
TENANT IMPROVEMENT
1055 W SAN BERNARDINO RD
Covina, CA 91722

PROJECT TYPE: CHANGE OF USE

DRAWINGS LIST OF DATES

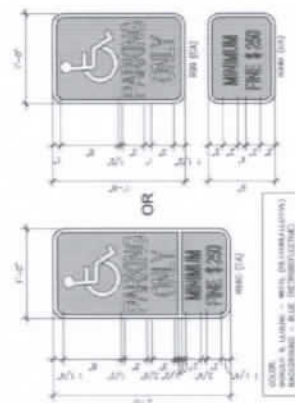
DATE	DESCRIPTION	REVIEW
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ENCY: CITY OF COVINA
SHEET TITLE

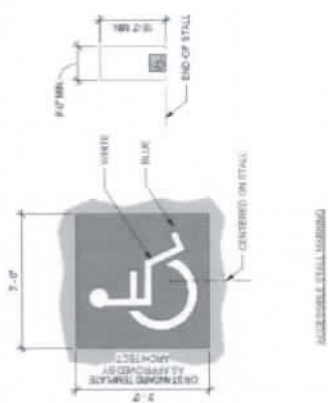
ACCESSIBILITY DETAILS

SHEET NO.

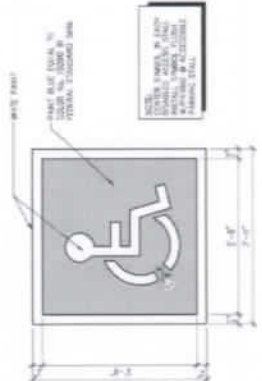
A-0.02A



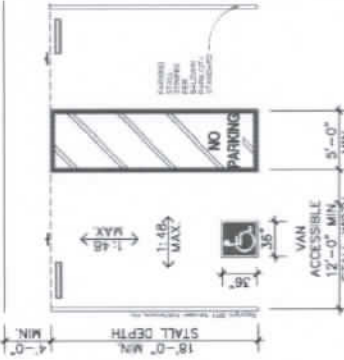
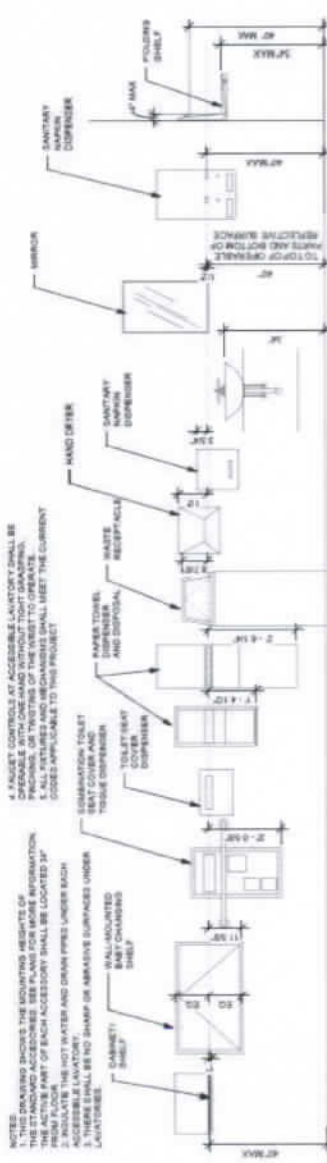
DETAIL



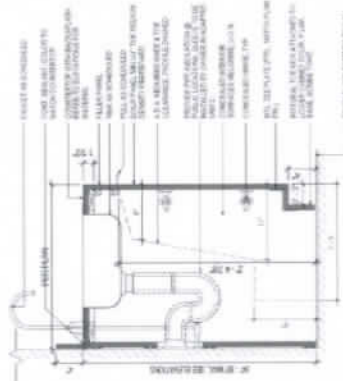
2
DÉTAIL



DETAIL



5



4



CLIENT

CATANO ENTERPRISES
1085 W SAN BERNARDINO RD
COVINA, CA 91722

control

GENERAL CONTRACTOR
SAJ BUILDING BROTHERS, INC.
3011 W BEVERLY BLVD
MONTEBELLO CA 90640
(323)248-2641

PROJECT NAME

CATALANO ENTERPRISES
TENANT MOVEMENT
1055 W SAN BERNARDINO RD
Covina, CA 91722

SUBJECT TYPE CHANGE OF USE

TRAINING LIST OF DATES

DATE	DESCRIPTION	REVENUE
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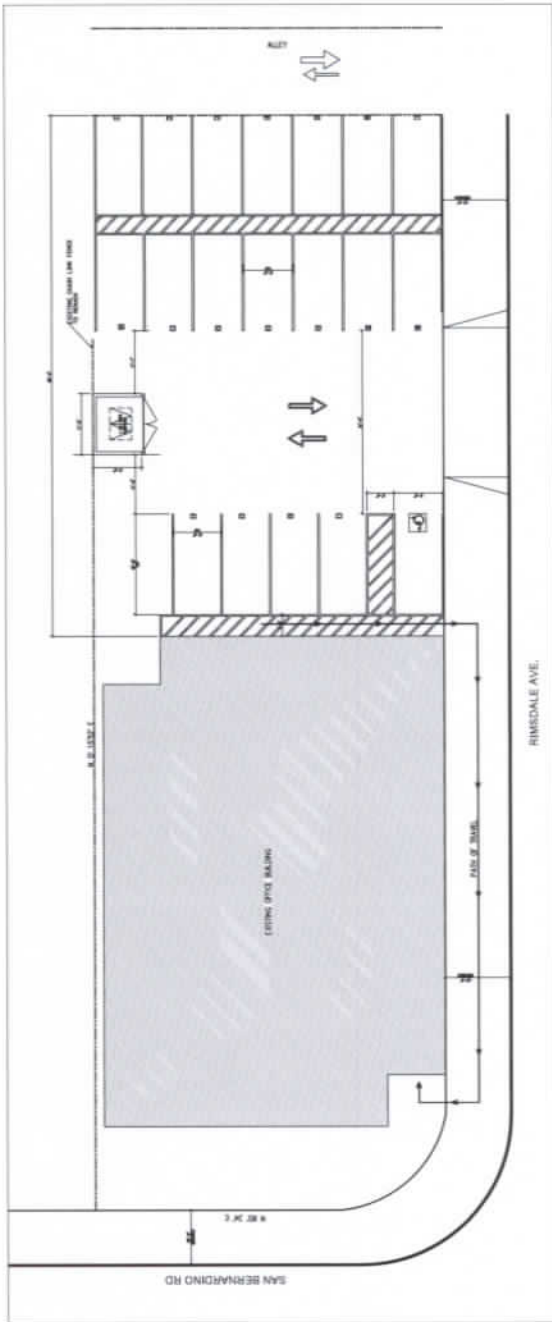
ANALYSIS OF COVARIANCE

RESEARCH TITLE

EXISTING SITE
PLAN

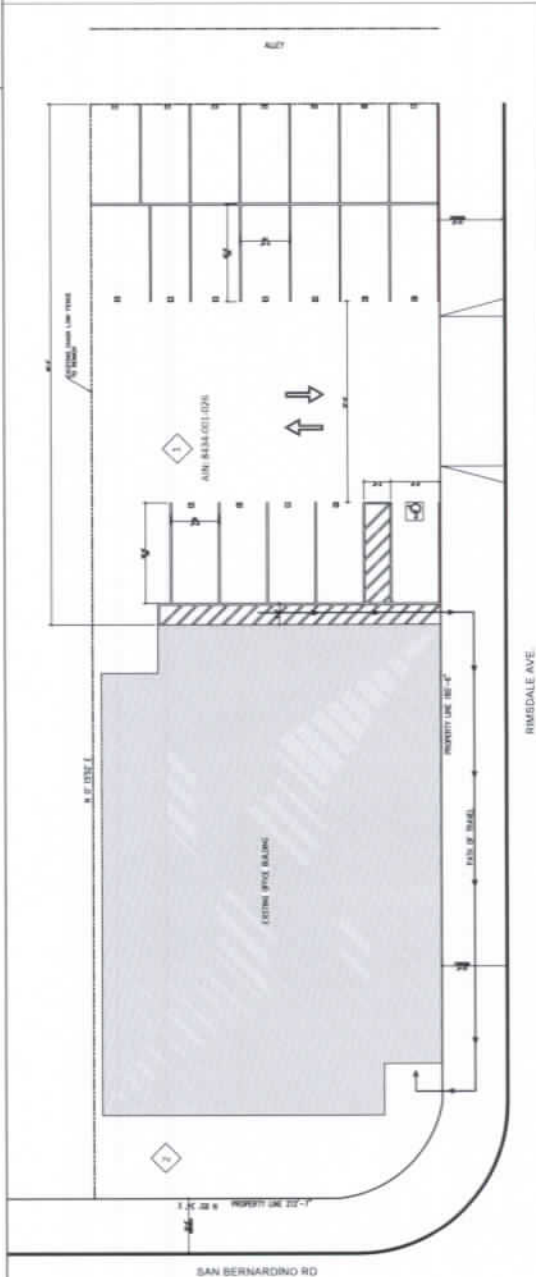
SHEET NO.

A-0.04



PROPOSED SITE PLAN

SCALE:



EXISTING SITE PLAN

SCALE:	1000 = 1 in
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- PROJECT NOTES:
1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET ON ROAD FRONTING THE PROPERTY.
 2. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
 3. ENTIRE PARKING LOT WILL BE RE-STRIPPED TO COMPLY WITH PARKING REGULATIONS.

PROJECT NOTES

REGULAR PARKING	18 STALLS
HANDICAP PARKING	1 STALL

PARKING SUMMARY

- 1 EXISTING DRIVEWAY TO REMAIN
- 2 EXISTING HARDSCAPE TO REMAIN
- 3 EXISTING WATER METER TO REMAIN
- 4 EXISTING ELECTRICAL METER TO REMAIN

PLOT PLAN KEY NOTES

SITE PLAN NOTES:
NO PROPOSED TERRAIN SLOPES TO BE ALTERED OR MODIFIED ON
SUCH, ALL EXISTING TERRAIN SLOPES ON SITE TO BE MAINTAINED AS
LIE AND CONSERVED IN THEIR PRESENT NATURAL FORM,
AT LEAST 2% GRADE SLOPE AWAY FROM ALL STRUCTURES ON SITE.

GENERAL NOTES

WALL TYPE

- TYPE (1) EXISTING CMU WALL WITH 5/8" GYPSUM
TYPE (2) EXISTING WOOD FRAME WALL WITH 5/8"
GYPSUM
TYPE (3) NEW WOOD FRAME PARTITION WALL, NON
BEARING, W/ 5/8" GYP BOARD

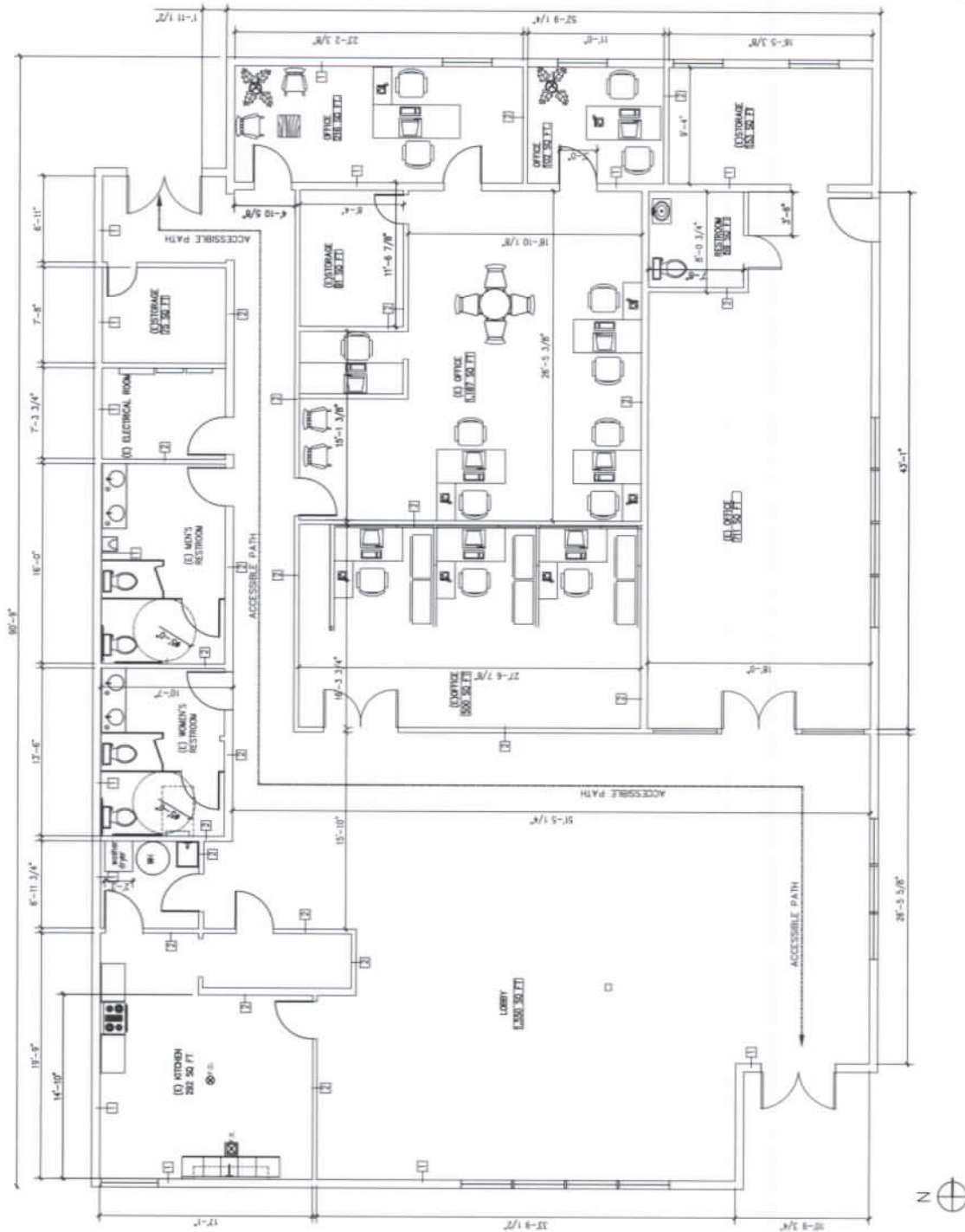
FLOOR PLAN NOTES

- 1 EXISTING DRIVEWAY TO REMAIN
2 EXISTING HARDSCAPE TO REMAIN
3 EXISTING WATER METER TO REMAIN
4 EXISTING ELECTRICAL METER TO REMAIN

PLOT PLAN KEY NOTES

NOTE: ALL EXISTING TERRAIN SLOPES TO BE MAINTAINED OR RECREATED ON
SITE. ALL EXISTING TERRAIN SLOPES ON SITE TO BE MAINTAINED AS
SUCH AND CONSERVED IN THEIR PRESENT NATURAL FORM.
AT LEAST 2% GRADE SLOPE AWAY FROM ALL STRUCTURES ON SITE.

GENERAL NOTES





S&J BUILDING BROTHERS INC.
DESIGN 1 BUILD
BETHEL MONROE
3011 W BEVERLY BLVD
MONTREBELLO CA 90640
PH: (323) 466-3441

CLIENT
CATANO ENTERPRISES
1085 W SAN BENITO RD
CONTRA, CA 91722

CONSULTANTS
GENERAL CONTRACTOR
CATANO ENTERPRISES
1085 W SAN BENITO RD
MONTREBELLO CA 90640
(323) 466-3441

PROJECT NAME
CATANO ENTERPRISES
TENANT IMPROVEMENT
1085 W SAN BENITO RD
CONTRA, CA 91722

PROJECT TYPE CHANGE OF USE
DRAWING LIST OF DATES

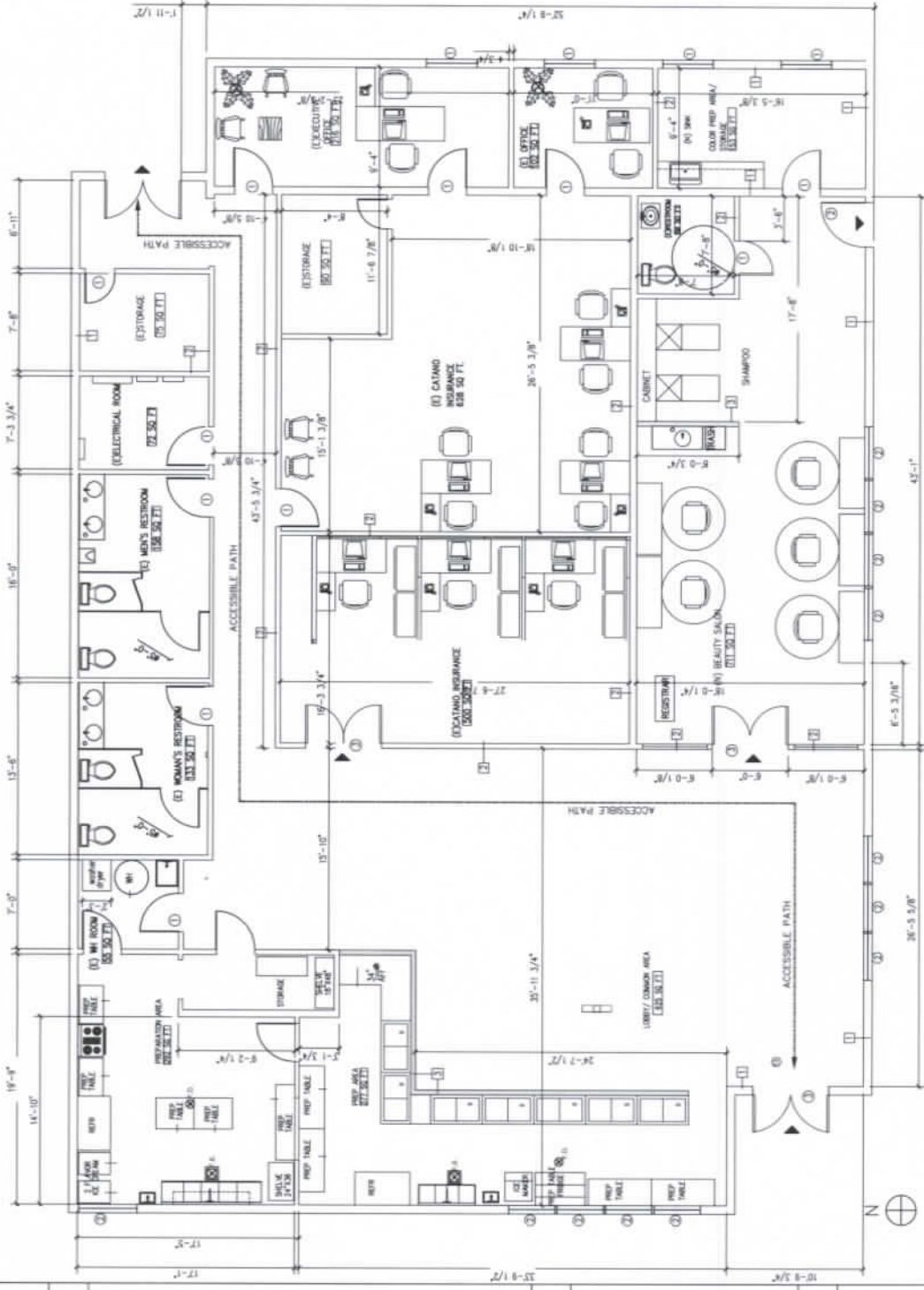
DATE _____ **DESCRIPTION** _____ **REVISION** _____

AGENCY CITY OF CONTRA

SHEET TITLE
PROPOSED ICE CREAM
STORE, BEAUTY SALON
FLOOR PLAN

SHEET NO.

A-0.6



SCALE:
3/32" = 1'-0"

PROPOSED ICE CREAM STORE, AND BEAUTY SALON FLOOR PLAN

WALL TYPE
TYPE (1) EXISTING CMU WALL WITH 5/8" DRYWALL
TYPE (2) EXISTING WOOD FRAME WALL WITH 5/8" DRYWALL
TYPE (3) PROPOSED WOOD FRAME WALL WITH 5/8" DRYWALL

FLOOR PLAN NOTES

- DOOR SCHEDULE**
- | DOOR NO. | UNIT SIZE | MATERIAL | FINISH |
|----------|---------------|----------------|--------|
| 1 | 3'-0" X 7'-0" | WOOD | PAINT |
| 2 | 3'-4" X 7'-0" | TEMPERED GLASS | |
| 3 | 6'-0" X 7'-0" | TEMPERED GLASS | |
| 4 | | | |
- WINDOW SCHEDULE**
- | WINDOW NO. | UNIT SIZE | MATERIAL | FINISH |
|------------|---------------|----------|--------|
| 1 | 4'-0" X 6'-0" | ALUMINUM | PAW |
| 2 | 4'-0" X 6'-0" | ALUMINUM | PAW |

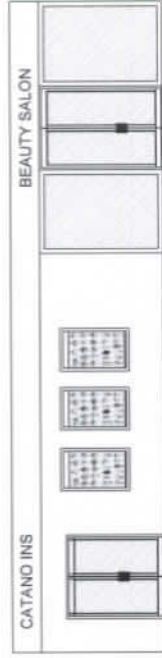
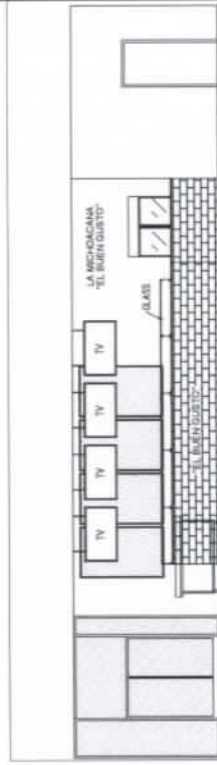
FLOOR PLAN NOTES

- 1 EXISTING DRIVEWAY TO REMAIN
- 2 EXISTING LANDSCAPE TO REMAIN
- 3 EXISTING WATER METER TO REMAIN
- 4 EXISTING ELECTRICAL METER TO REMAIN

PLOT PLAN KEY NOTES

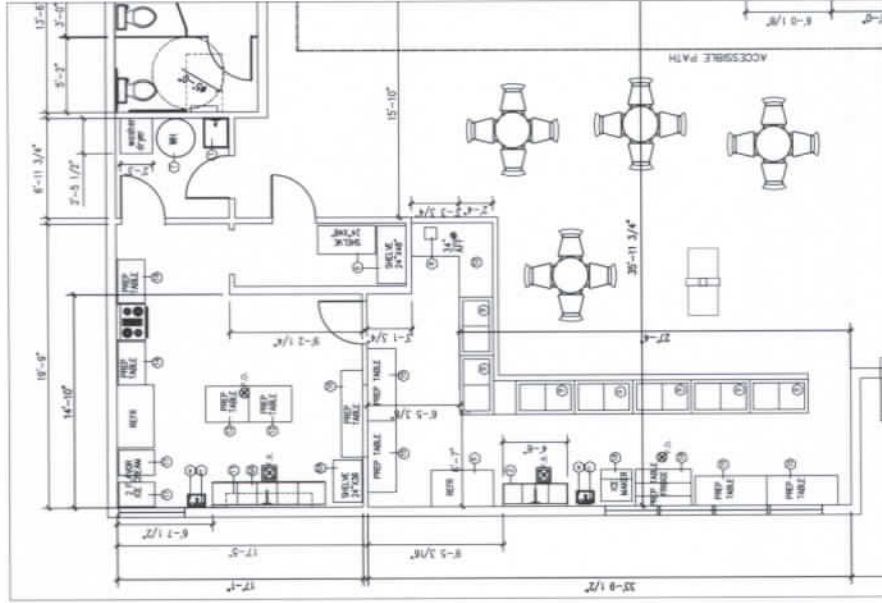
GENERAL NOTES

 <p>S & J BUILDING BROTHERS INC. DESIGN + BUILD BETHEL MONROE LIC NO 104394H 3811 W REVERLY BLVD MONTREILLO CA 90468 PH (323)246-2841</p>		<p>CLIENT</p> <p>GAYANO ENTERPRISES 1005 W SAN BERNARDINO RD Covina, CA 91722</p>	<p>CONSULTANTS</p> <p>GENERAL CONTRACTOR S&J BUILDING BROTHERS INC. 1005 W SAN BERNARDINO RD MONTREILLO CA 90468 (323)246-2841</p>	<p>PROJECT NAME</p> <p>GAYANO ENTERPRISES TENANT IMPROVEMENT 1005 W SAN BERNARDINO RD Covina, CA 91722</p>		<p>PROJECT TYPE CHANGE OF USE</p>	<p>DRAWING LIST OF DATES</p>	<p>DATE DESCRIPTION REVISED</p>	<p>AGENCY CITY OF COVINA</p> <p>SHEET TITLE</p> <p>EQUIPMENT PLAN</p>	<p>SHEET NO.</p> <p>A-0.8</p>
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FLOOR-ROOF-CEILING				
#	ROOM NAME	FLOOR	WALLS	CEILING
1	ENTRANCE AREA	REINFORCED TIE (LIGHT REIN.)	CONCRETE PART COFFER	REINFORCED TIE (LIGHT COFFER)
2	REAR PORCH	SMOOTH TIE	SMOOTH TIE	REINFORCED TIE (LIGHT COFFER)
3	REAR PORCH	SMOOTH TIE	SMOOTH TIE	REINFORCED TIE (LIGHT COFFER)
"ALL WALL, FLOOR AND CEILING SHALL BE SMOOTH, VENEERED AND FINISHED. ALL EXTERIOR				
4	REAR PORCH	SMOOTH TIE	SMOOTH TIE	REINFORCED TIE (LIGHT COFFER)
5	REAR PORCH	SMOOTH TIE	SMOOTH TIE	REINFORCED TIE (LIGHT COFFER)

#	TYPE	SIZE	DRAIN	MANUFACTURER	MP	MODEL NO.	COMMENT
1	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000071000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
2	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
3	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
4	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
5	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
6	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
7	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
8	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
9	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
10	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
11	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
12	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
13	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
14	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
15	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
16	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
17	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
18	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
19	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)
20	NOF DATA WITH BALLS	20 W	DIRECT	RESISTENCY BRAGE	XX	8000062000	WPH1-BAGS/CLAM PERPETUUM (REUSE)



WALL TYPE
TYPE 1 (1) EXISTING CMU WALL WITH 5/8" CRYSTALL- LINE
TYPE 2 (1) EXISTING WOOD FRAME WALL WITH 5/8" CRYSTALL- LINE

**TYPICAL PROPOSED WOOD FRAME WALL WITH S/W
FINISH:**

WALL LEGEND

A

WALL LEGEND

1. WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WITHIN THE NORMAL FRAMING/TOP OF SHEATHING TO BOTTOM OF FLOOR FRAMING/TOP OF PLATE ABOVE.
2. SLEEPING ROUGHSLAB HAVE A WINDOW OR EXTERIOR DOOR OR EMERGENCY ESCAPE PER CB SECTION 102.5. MINIMUM CLEAR MINIMUM NET CLEAR HEIGHT OF 24" AND A MINIMUM NET CLEAR WIDTH OF 20".
3. BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE HOISTED UP NOT LESS THAN 3" PAST ABOVE THE FLOOR.
4. SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH MANUF. MARKED ON THE UNIT.
5. CONVENTIONAL LITIGATION SHALL BE ALIGNED WITH THE SLEELY SLEEPING QUARTERS. SLEEPING QUARTERS SHALL HAVE A 10 YEAR BATTERY AND HAVE A SILENCE FEATURE.

FLOOR PLAN NOTES

ICE CREAM STORE EQUIPMENT PLAN

SCALE: 0-100

EQUIPMENT PLAN

A-0.8
SHEET NO.

AGENCY: CITY OF COVINGTON

PROJECT TYPE CHANGE OF USE

DRAWING LIST OF DATES

[illegible]

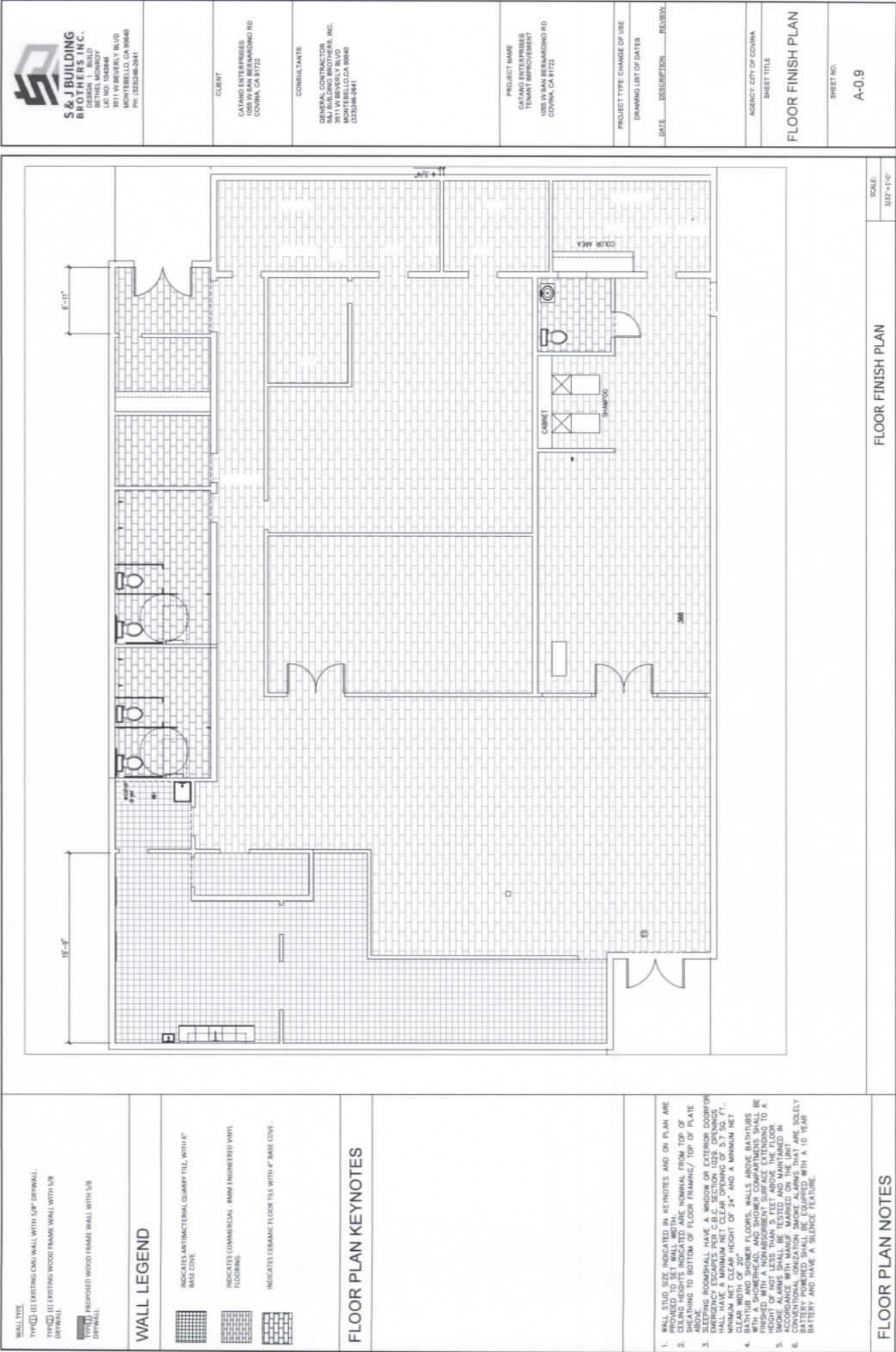
PROJECT NAME
GATANO ENTERPRISES
TENANT IMPROVEMENT
1055 W SAN BERNARDINO RD
COURNA, CA 91722

CONSULTANTE
GENERAL CONTRACTOR
S&J BUILDING BROTHERS, INC.
3811 W BEVERLY BLVD
MONTEBELLO, CA 90640
(323)248-2841

CLIENT
CATANO ENTERPRISES
1055 W SAN BERNARDINO RD
Covina, CA 91722



**S & J BUILDING
BROTHERS INC.**
DESIGN + BUILD
BETHEL MONROVY
LIC NO: 1040948
3511 W BEVERLY BLVD
MONTEREY, CA 90640
PH: (323) 246-2641





SUMMARY

CATANO ENTERPRISES
1055 W SAM BERNARDINO RD
COVINA, CA 91722

CONTRIBUTORS

GENERAL CONTRACTOR
SAJ BUILDING BROTHERS, INC.
3511 W BEVERLY BLVD
MONTEBELLO, CA 90640
(323)248-2681

PROJECT NAME	1805 W SAN BERNARDINO RD Covina, CA 91722
CATANO ENTERPRISES TENANT IMPROVEMENT	

SEQUENT TYPE: CHANGE OF USE

DRAWING LIST OF DATES

DATE	DESCRIPTION	REVIEW
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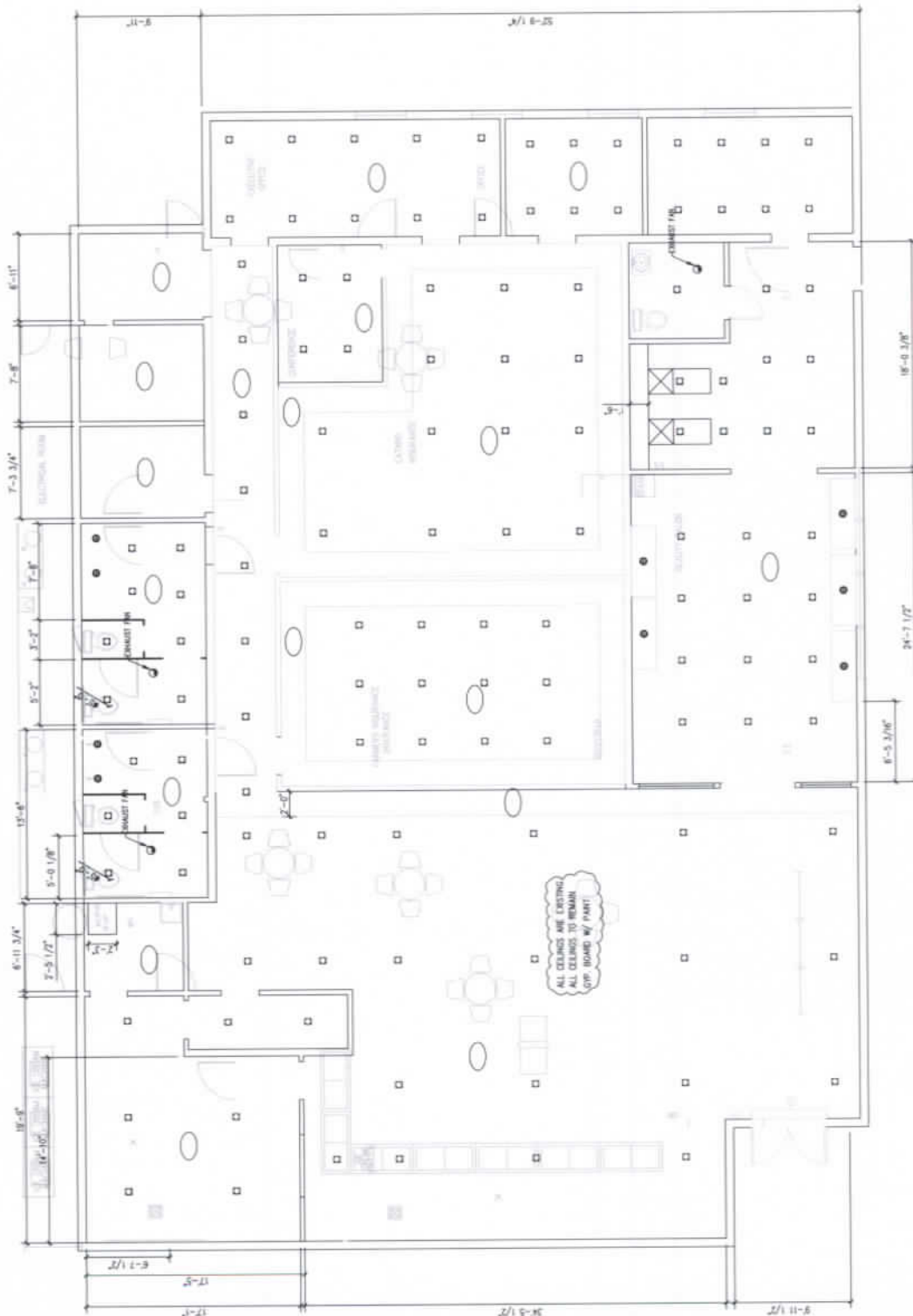
description

AGENCY: CITY OF COVINA

REFLECTED CEILING
PLAN

SHEET NO.

A-0.10



ALL CEILINGS ARE EXISTING
ALL CEILINGS TO REMAIN
GYP. BOARD W/ PAINT

1000

1071-1080

EXISTING REFLECTED CEILING PLAN



CURRENT

CATANO ENTERPRISES
1003 W SAN BENARDINO RD
Covina, CA 91722

CONSULTANTS

GENERAL CONTRACTOR
9&J BUILDING BROTHERS, INC.
3511 W BEVERLY BLVD
MONTEBELLO, CA 90640
(313)246-3541

PROJECT NAME

CAYANO ENTERPRISES
TENANT IMPROVEMENT
1055 W SAN BERNARDINO RD
Covina, CA 91722

PROJECT TYPE: CHANGE OF USE

DRAWING LIST OF DATES

TYPE	DESCRIPTION	REVIEW
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public domain

AGENCY: CITY OF COVINA

BUDGET YEAR

EXISTING ROOF
PLAN

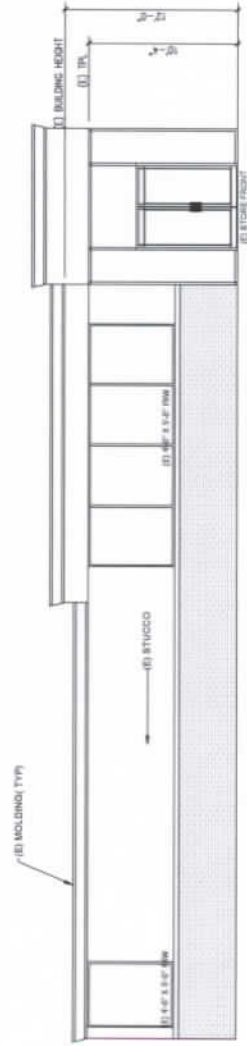
SHEET NO.

A-1.1

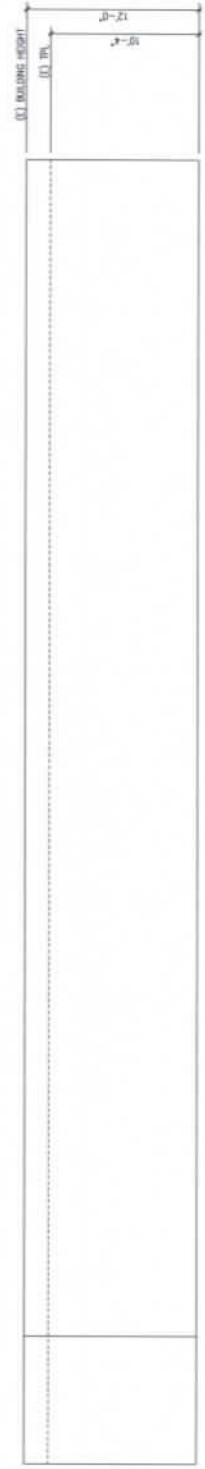
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EXISTING ROOF PLAN

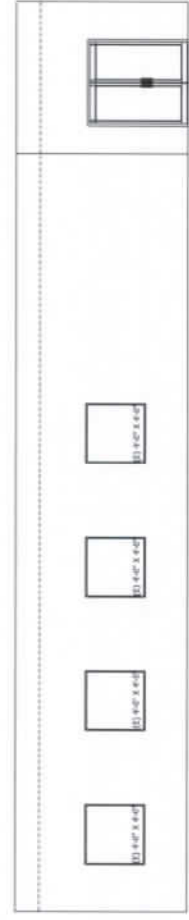




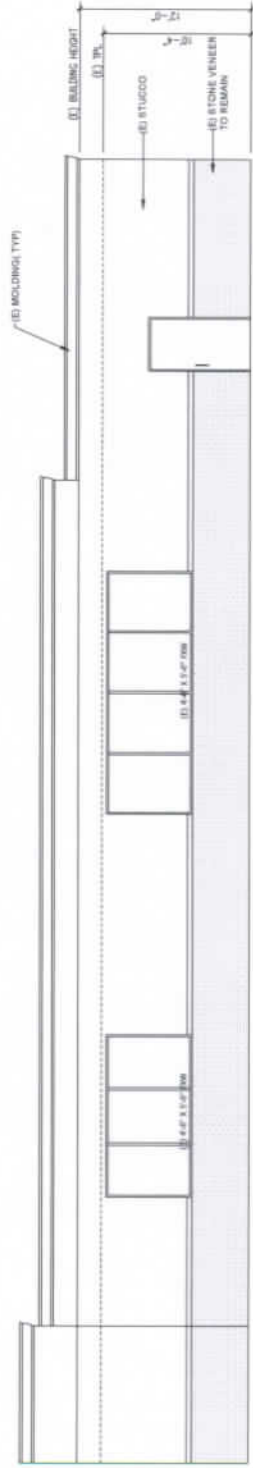
EXISTING NORTH ELEVATION
SCALE: 3/32"=1'-0"



EXISTING EAST ELEVATION
SCALE: 3/32"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 3/32"=1'-0"



EXISTING WEST ELEVATION
SCALE: 3/32"=1'-0"

S & J BUILDING BROTHERS INC.
DESIGN + BUILD
BETHEL MONROY
1411 W. 104TH
MONTRELO, CA 95040
PH: (925) 486-3841

CLIENT
CATANO ENTERPRISES
1095 W SAN BERNARDINO RD
Covina, CA 91722

CONSULTANTS
GENERAL CONTRACTOR
S&J BUILDING BROTHERS, INC.
3011 W BEVERLY BLVD
MONTEBELLO, CA 90640
(323) 446-3841

PROJECT NAME
CATANO ENTERPRISES
TENANT IMPROVEMENT
1095 W SAN BERNARDINO RD
Covina, CA 91722

PROJECT TYPE	CHANGE OF USE
DRAWING LIST OF DATES	
DATE	DESCRIPTION
	REVISION

AGENCY: CITY OF COVINA
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A-1.2

RESOLUTION NO. 2021-008 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT, (CUP) 21-020 TO ALLOW FOR A SHARED-SPACE COMMERCIAL ESTABLISHMENT TO OPERATE WITHIN A 5,513-SQUARE FOOT COMMERCIAL BUILDING IN THE "C-3A REGIONAL OR COMMUNITY SHOPPING CENTER" ZONE LOCATED AT 1055 W. SAN BERNARDINO ROAD

WHEREAS, on March 23, 2021, Bethel Monroy (the "Applicant"), on behalf of the property owner, Jose Catano, has filed a Conditional Use Permit, (CUP) 21-020, to operate a shared-space commercial establishment consisting of an insurance office, ice cream store, and beauty salon, within a 5,513-square foot commercial building located at 1055 W. San Bernardino Road, California 91723; and

WHEREAS, on May 11, 2021, the Planning Commission conducted a duly noticed public hearing at which time oral and written comments received prior to or at the public hearing together with a written recommendation from the Planning Division was presented to the Planning Commission. The Planning Commission concluded said hearing on that date.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Based upon the entire record made available at the May 11, 2021 public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission hereby finds and determines as follows:

1. That the site for the use is adequate in shape and size to accommodate the proposed use.

Facts: The proposed project is to establish a shared-space commercial establishment within an existing 5,513-square foot one-story office building. The shared-space uses include an ice cream store, insurance office, and beauty salon. Only minor interior improvements will be needed to accommodate the proposed uses. No expansion of the building is proposed and the use will comply with the occupancy limits of the Los Angeles County Fire Department and the City's Building and Safety Division. With the recommended conditions of approval, the site is adequate in size and shape to accommodate the proposed use.

2. That the streets adjacent to the use are adequate to handle the traffic generated.

Facts: The proposed shared-space commercial establishment will be located within an existing commercial building that is served by North Rimsdale, which is a local street, and West San Bernardino Road, which is an arterial street. Both streets have sufficient widths and capacities to accommodate the additional traffic generated by the use. Therefore, the occupancy of the 5,513 square foot office, retail, and personal services space will not cause significant impact on the adjacent streets.

3. The use will have no adverse effects on the abutting properties.

Facts: The proposed shared-space commercial establishment will occupy an existing office building. Surrounding the site are various commercial and restaurant uses with single-family homes to the far west. The proposed shared-space uses would fit in with the existing mix of uses and would not create a conflict. Therefore, the proposed establishment will be compatible to the existing surrounding businesses and uses and will not have an adverse effect on abutting properties.

4. The proposed use does not affect the public health, safety, and general welfare of the community.

Facts: The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, Planning and Engineering, were provided an opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure that no potential issues would arise during operations. Staff's comments confirm that the proposed use would operate in a manner that would be consistent with the Covina Municipal Code and would not negatively affect the public health, safety and general welfare of the community.

SECTION 3. Staff has determined that this Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The Project qualifies as Class 1(a) exemption under Section 15301(a) of the CEQA Guidelines, which pertains to the operation, permitting, or minor alterations of existing structures that involve negligible or no expansion of an existing or former use, including interior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The Project consists of establishing a shared-space business within an existing 5,513-square foot commercial building. The Planning Commission, based on its own independent judgment, concurs in staff's determination that the Project is categorically exempt from review under CEQA. The Planning Commission further finds that there is no substantial evidence that the Project will have a significant effect on the environment.

SECTION 4. Based upon the findings and conclusion set forth in Sections 1, 2 and 3 above, the Planning Commission hereby approves the application:

- A. The Conditional Use Permit, CUP 21-020, is hereby approved, subject to the conditions of approval set forth in the written record before the Commission incorporated here and attached hereto as Exhibit "A."
- B. The Secretary of the Planning Commission is directed to serve, by first-class mail, a written notice of this decision to the Applicant within five (5) days.

SECTION 5. This Resolution shall become effective immediately upon its adoption, subject to a 10 calendar-day appeal period.

PASSED, APPROVED AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 11th day of May 2021.

CHARLES HODAPP
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 11th day of May 2021, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

COVINA PLANNING COMMISSION SECRETARY

CITY OF COVINA
RESOLUTION NO. 2021-008 PC FOR CONDITIONAL USE PERMIT 21-020
CONDITIONS OF APPROVAL
MAY 11, 2021

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

A. TIME LIMIT:

1. **Conditional Use Permit (CUP) 21-020:** Approval of this application shall expire two years from the date of approval if building permits are not issued or the approved use has not commenced. The applicant may apply to extend the expiration date for a maximum period of one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration date. The request must be approved by the Planning Commission prior to expiration of the approved applications. The Commission may grant one extension of time, not to exceed one year from the time limit specified without public hearing. Any additional request for an extension of the time limit shall be treated as a new application.

B. GENERAL REQUIREMENTS:

1. The approval is for a 5,513-square foot commercial building to operate a "shared-space commercial establishment" consisting of an ice cream store, a beauty salon and professional office use. A change in the uses for the shared-space or intensifying the hours of operation for any use within the shared-space will require additional review and approval by the Director of Community Development to ensure consistency with the definition of shared-space per CMC Section 17.04-518, prior to changing the use. A change in use shall mean substituting the ice cream store or the beauty salon with other uses listed in the definition of shared-space. A change in the use that is not listed in the definition of shared-space may require a modification to the conditional use permit. Any intensification of the shared-space by expanding the square footage of the existing building will require a modification to the conditional use permit.
2. A minor site plan review must be submitted for various site improvements, including but not limited to the following:
 - a. Patch and slurry seal existing asphalt for the parking lot, prior to striping for parking spaces.
 - b. Relocate the proposed trash enclosure so that it does not impede on parking spaces drive aisle.
 - c. Provide an additional four (4) feet of landscaping area along the north elevation by reducing the drive aisle width from 34 feet to 30 feet. Plant three (3) small trees and 5-gallon size shrubs at 4 feet on center within the new landscape area.

- d. Add three (3) tree wells, 4 feet by 4 feet square, along the double-loaded tier of parking spaces. Plant parking lot trees with 15-gallon size. Examples of tree species are: Rhus Lancea, Carrotwood, Palo Verde or similar tree species.
 - e. Remove the existing chain link fence along the north property boundary. Replace the existing chain link fence with wrought iron fence no higher than 4 feet along the west property line. The distance for the wrought iron fence shall be from the building's north edge to the north property line.
 - f. There is an existing tree well within the N. Rimsdale parkway with no tree. Plant a palm tree similar to the existing ones.
 - g. Change the front yard area from concrete to landscaping. Provide two (2) 24-inch box size trees with 5-gallon size shrubs at 4 feet on center, and wood mulch for groundcover.
 - h. All new landscaping area must have irrigation, preferable with drip irrigation for water conservation.
 - i. Provide roof screening for roof mounted equipment and projection.
3. This approval will not be effective for any purposes until the Applicant has filed with the Planning Division an affidavit stating that it is aware of and agrees to accept all of the conditions of this approval within 10 days from the date of this approval.
 4. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure imposed hereunder or any provision of the Covina Municipal Code must be paid by the applicant.
 5. Applicant's obligations, as set forth above, shall survive the completion or abandonment of the Project or the issuance of a certificate of occupancy with respect thereto. However, Applicant's obligations after the issuance of a certificate of compliance for the Project shall be limited to indemnifying and defending the Indemnified Parties from legal challenges filed to set aside any part of the Project or its related components. The provisions of this condition are intended by the Parties to be interpreted and construed to provide the fullest protection possible under the law to the City. Further, all obligations and Liabilities under this Condition are to be paid by the Applicant as they are incurred. Applicant's obligations to indemnify under this Condition shall include the obligation of the Applicant to defend City with legal counsel of City's own choosing.

C. BUILDING AND SAFETY DIVISION

1. Submit 4 sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2019 California Building Code and Standards (see handouts for min submittal requirements for construction plan check).

2. Two sets each of any structural and energy calculations shall be submitted with the above-mentioned plans. All calculations must bear an original signature from the documented author.
3. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans. It is recommended that an independent CASp review of the project be performed although your new facility may have already been approved and permitted by the building department, it is important to obtain CASp inspection services after your move-in because unintended access barriers and violations can be created, such as placing your furniture and equipment in areas required to be maintained clear of obstructions. For planned alterations, a CASp can review your improvement plans and provide an access compliance evaluation of your facility's public accommodation areas that may not be part of the alteration.
4. Demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division. **SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381.**
5. Provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the buildings and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.
5. The Applicant shall pay the applicable SB 50 development impact fees to the School District prior to issuance of the first building permit for production units.
6. Construction activity within 500' of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

D. PUBLIC WORKS – ENVIRONMENTAL SERVICES.

1. C&D – 75% of construction and demolition debris must be recycled, per City Ordinance No. 18-03. Forms and a security deposit will be required at the time of permit issuance.

E. POLICE DEPARTMENT

1. At no time will any security personnel, whether employed by a private company or licensed by the City or employed by the establishment, be armed with any type of firearm.
2. Exterior lighting to include: parking lot light fixtures and wall mounted light fixtures shall be of LED. Detailed plans to show compliance shall be submitted to Police Department and Planning Division for review and approval, prior to issuance of permit and prior to installation. The condition of approval shall be accomplished on or before opening. Currently, submitted exterior elevations plans do not depict any exterior lighting.
3. Wayfinding signage shall be provided and submitted to Police Department and Planning Division for review and approval. Wayfinding signage shall have lighting as well. The condition of approval shall be accomplished on or before opening.
4. Signage stating vehicle code is enforceable must be posted at all entrances so that guests/visitors are aware of what will be enforced on the property. Police Department to review signage. The condition of approval shall be accomplished on or before opening.
5. The permittee and the operator of any business at the premises shall install, use, and maintain in good working condition a video security system capable of viewing and recording events at the premises as approved by the Chief of Police. The video security system shall be on and operating at all times by common areas, entrances and exits, and parking areas. This is to include: west facing the parking lot area and along the east facing walls covering the sidewalk and entrance of retail store. The video security system shall be of such to provide images of such a resolution as to clearly identify individuals for later identification. Security systems could deter and prevent public nuisances. Installation and approval shall occur prior to the release of the occupancy or approval of business license.
6. The permittee and the operator of any business at the premises shall ensure that at least one employee or other person is present on the premises during normal business hours with the necessary knowledge and skill to operate the video security system so that he or she is able to provide the Covina Police Department copies of video recordings immediately upon request.
7. The permittee and the operator of any business at the premises shall preserve the video security system's recorded information of each business day for a period of not less than ten (10) business days thereafter for the Covina Police Department's review in connection with a criminal or other investigation.
8. The owners, operators, management staff, and employees shall allow for the inspection of the premises by members of the Covina Police Department at any time when there are employees present inside the location.

9. The owners, operators, or managers shall, subject to approval of the Police Department, develop a plan to monitor the area surrounding the location for trash and other discarded items that impact public health and to maintain the cleanliness of the parking lots, sidewalks, and the property of adjacent business owners.
10. The owners, operators, or managers shall, subject to approval of the Police Department, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness.
11. The owners, operators, or managers shall ensure that all occupancy levels mandated by the Los Angeles County Fire Department and the Covina Building Division are strictly enforced and adhered to. At any time that the occupancy is in question, the Police Department Watch Commander can contact the Los Angeles County Fire Department and/or the Covina Building Division in order to determine if the occupancy level is over the allowed number of occupants.
12. The owners, operators, or managers must comply with all City codes and ordinances relating to police response and abatement nuisance conditions.
13. All landscaping should follow the two foot six foot rule. All landscaping should be ground cover, two feet or less and lower tree canopies should be at six feet. This increases natural surveillance and eliminates hiding areas within landscaping. Tree canopies should not interfere with or block the lighting along sidewalks or parking lots. This creates shadows and areas of concealment. Planters will use plant species with limited growth. This is to ensure that maintenance does not become an issue and surveillance from the building is maintained.

F. LA COUNTY FIRE DEPARTMENT

1. The project must comply with LA County Fire Code. Please contact the department at (626)963-0067.

END OF CONDITIONS



CITY OF COVINA

PLANNING COMMISSION AGENDA REPORT ITEM NUMBER NB1 May 11, 2021

TO: Chairman and Members of the Planning Commission

FROM: Brian K. Lee, AICP, Director of Community Development

SUBJECT: **Tentative Tract Map (TTM) 73662 and Site Plan Review (SPR) 15-021 Time Extension:** A request for a one-year time extension for a previously approved mixed-use development within the Covina Town Center Specific Plan (CTCSP) F.A.I.R Zone, located at 155 E. San Bernardino Road - APN: 8430-024-012.

BACKGROUND

On June 5, 2018, under applications Site Plan Review (SPR) 15-021 and Tentative Tract Map (TTM) 73662, the City Council approved a mixed-use development on a roughly 0.51-acre project site. The approval was for two years, with an expiration date of June 5, 2020. The Applicant received the first one-year time extension for the project on June 23, 2020. The Applicant requests a second one-year time extension as shown in attached Exhibit 1.

ANALYSIS

Although the Applicant has processed multiple plan checks for the project, there were several corrections for the grading, final map, street improvement, and water plans. Staff expects the Applicant's team to revise the plans to address the plan check comments for compliance with the conditions of approval. Because the Applicant has performed grading and excavations on the site and did not complete the required monitoring from a Native American Tribe representative per the Mitigation Measures Monitoring and Reporting Program (MMRP), the City issued a stop-work to the Applicant. The work has ceased since late February 2020. The COVID-19 pandemic has further disrupted the progress of the project.

Last month, the Applicant and the representative of the Native American Tribe agreed to continue the required monitoring of the site and complete the work. Staff anticipates grading activities onsite with monitoring by Native American Tribe sometime in May or June. The Applicant requests a second one-year time extension because the project will expire on June 5, 2021. Covina Municipal Code CMC Section 16.08.160B authorize the Planning Commission to grant a time extension for Tentative Tract Map in one-year increment up to a maximum of six years. CMC Section 17.64.150 states that if a Site Plan Review is approved concurrent with a tentative map, the time limit for construction of the approved site plan shall expire upon the expiration of the approved tentative map, including any extensions granted under CMC

16.08.160. Further, Staff reviewed the project against the new Specific Plan development standards and design guidelines for the F.A.I.R Zone and found the project as approved comply with the 2019 Covina Town Center Specific Plan.

FINDINGS FOR TENTATIVE TRACT MAP

To grant the one-year time extension for the Tentative Tract Map and the Site Plan Review, the Planning Commission must reaffirm the findings made in June 2018. The Planning staff recommends that the Commission make these findings again, including the determination that the project complies with the 2019 Covina Town Center Specific Plan, which is listed below:

1. The proposed subdivision is consistent with the general plan and any applicable specific plan for the area.

Fact: The project site is designated Town Center Commercial and zoned Covina Town Center Specific Plan (CTCSP) F.A.I.R Zone. The project is a mixed-use development that consists of 2,330 square feet of retail space on the ground floor and 10 residential units on the second and third floors. The proposed density for the project is approximately 20 dwelling units per acre and is within the density range of 1 to 25 dwelling units per acre for this F.A.I.R Zone. The project with the additional buffering requirements placed as conditions of approval is consistent with the General Plan and the Covina Town Center Specific Plan.

2. The design or improvement of the proposed subdivision is consistent with the general plan and any applicable specific plan for the area.

Fact: The Land Use Element of the General Plan Policy C2a (8), (9) and (10) "encourage the construction of owner-occupied housing, medium to high density complexes be developed in appropriately designated areas and replace old, deteriorating residential structures and whenever possible, encourage lot consolidation for apartment, condominium, and townhouse...." With its design and improvement, the project will create additional for-sale owner-occupied housing and re-develop a vacant, deteriorating, and underutilized surface parking area. The project design and improvement meet the F.A.I.R Zone. The project design is a mixed-use development, which will capitalize on Covina Metrolink Station. Therefore, the project design and improvement are consistent with the general plan and any applicable specific plan for the area.

3. The subdivision is physically suitable for the type and proposed density of development proposed by the tentative map.

Fact: The project is a corner parcel with 2 street frontages, namely E. San Bernardino Road and N. Park Avenue. The project consists of 1 building oriented close to the two street frontages. The building contains 10 condominium units on the second and third floors and 2,330 square feet of commercial space on the ground floor. The building is separated from the north and east property lines by approximately 53 feet. The overall project design meets the minimum standards, complies with the Covina Town Center Specific Plan (CTCSP) F.A.I.R. Zone, and applicable Development Standards and Design Guidelines as to density, yards, setbacks, building height, percentage of landscaping, parking, and floor area ratio.

4. The design of the subdivision and proposed improvements, with conditions of approval, are not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife in their habitat.

Fact: The City has adopted a Mitigated Negative Declaration (MND) for the project on June 5, 2018. The MND identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: aesthetics, agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, recreation, transportation and traffic, and utilities and service systems. With the incorporation of mitigation measures identified in the MND, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: biological resources, cultural resources, tribal cultural resources, and noise. No significant and unmitigable impacts have been identified in the MND. Therefore, the subdivision will not be likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

Fact: The project currently abuts a mix of auto-related buildings and commercial buildings and uses. The project is a mixed-use development that consists of 2,330 square feet of retail space on the ground floor and 10 residential units on the second and third floors. To ensure the existing businesses are not impacted by the future residential use and the future residents are aware of the existing auto-related businesses that could generate noise, dust and other nuisance problems, additional buffering requirements are placed as conditions of approval to address the compatibility between two uses. The additional buffering requirements are as follows: a 10-foot high block wall (Variance 18-001); a dense grove of evergreen trees along the north and east property boundaries; a disclosure statement to the future residents;

and the requirement of interior noise analysis to ensure the residential units will comply with the State and City's interior noise standards. Therefore, the design of the subdivision and the type of improvement are not likely to cause serious public health problems.

6. The design of the subdivision provides for future passive or natural heating and cooling opportunities in the subdivision to the extent feasible.

Fact: The design of the subdivision and the residential units will provide the possibility and opportunity to install solar panels, which will then provide passive cooling and heating for the buildings. Furthermore, the project will have to comply with Title 24 of the Uniform Building Code.

7. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will not be provided.

Fact: The subdivision design will not conflict with existing City rights-of-way or other public access easements. According to City records, there are no alternate or potential easements affected by the proposed project.

8. The subdivision is consistent with the City's parkland dedication requirements (Quimby Act).

Fact: The proposed project is subject to Parkland Impact Fee, pursuant to the City's Quimby Act Ordinance (CMC Chapter 16.28). The Applicant shall pay the Parkland Impact fee prior to the issuance of the building permit.

9. The subdivider is able to demonstrate that a sufficient water supply will be available to serve the subdivision, in accordance with California Government Code Section 66473.7 (Ord. 05-1915 § 1, 2005.).

Fact: According to the 2019 Town Center Specific Plan, there is a 12-inch water line along San Bernardino Road and the street frontage of the project site, and the water pressure is at 82 pounds per square inch which is adequate for fire flow and domestic water supply. Furthermore, per Chapter 7 (Water Supply Reliability Assessment) of the 2015 Urban Water Management Plan Update, the City of Covina has an adequate water supply to meet water demands during normal, single dry, and multiple dry years between 2020 and 2040. Regarding regional supply reliability, the City will be able to rely on treated groundwater and surface water purchased from Covina

Irrigating Company (CIC) for adequate supply over the next 20 years under a single year and multiple year droughts.

FINDINGS FOR SITE PLAN REVIEW (SPR) 15-021

To grant the one-year time extension for the Site Plan Review, the Planning Commission must reaffirm the findings in June 2018. The Planning staff recommends that the Commission make these findings again, which are listed below:

10. All provisions of the Zoning Ordinance are complied with.

Fact: The project site is designated Town Center Commercial and zoned Covina Town Center Specific Plan (CTCSP) F.A.I.R. Zone. The project is a mixed-use development that consists of 2,330 square feet of retail space on the ground floor and 10 residential units on the second and third floors. The proposed density for the project is approximately 20 dwelling units per acre and is within the density range of 1 to 25 dwelling units per acre for this F.A.I.R. Zone. The project with the additional buffering requirements placed as conditions of approval is consistent with the General Plan and the Covina Town Center Specific Plan.

11. The basic project elements are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and no adverse effects will occur on surrounding properties.

Fact: The Project is a corner parcel with 2 street frontages, namely E. San Bernardino Road and N. Park Avenue. The project consists of 1 building oriented close to the two street frontages. The building contains 10 condominium units on the second and third floors and 2,330 square feet of commercial space on the ground floor. The building is separated from the north and east property lines by approximately 53 feet. All residential units are provided with garages tucked under the residential units. Open parking spaces are provided along the north and east property lines. Access to the project is from E San Bernardino Road and N. Park Avenue. The project density is approximately 20 dwelling units per acre and is within the range of density (1 to 25 dwelling units per acre) allowed in Covina Town Center Specific Plan (CTCSP) F.A.I.R. Zone. The overall project design meets the minimum standards in complying with the Covina Town Center Specific Plan (CTCSP) as to density, yards, setbacks, building height, percentage of landscaping, fencing and walls, parking, and floor area ratio.

12. The project design conforms to the General Plan and any design guidelines or specific plans that may be applicable to the project.

Fact: The project is within Downtown Covina with a General Plan designation of Town Center Commercial and zoned Covina Town Center Specific Plan (CTCSP) F.A.I.R. Zone. The residential component of the project meets the General Plan Objective D2a(6), which states, "Orient medium- and high-density uses, such as apartments, condominiums, townhomes, and mobile home parks, in and/or around the downtown and in areas where such development now exist." The commercial component of the project meets the General Plan Objective F1c, which states, "Attract a greater variety of commercial and office uses to provide for shopping, eating, services, administrative and to the needs of Covina and area residents, to enhance the community's image, and to bolster economic development efforts." The project demonstrated compliance with setbacks, floor area ratio, parking, building height, landscaping, and site improvements. Therefore, the project design conforms to the General Plan and Covina Town Center Specific Plan.

13. The project design is harmonious, consistent, and complete within itself and functionally and visually compatible with neighboring land uses.

Fact: The project currently abuts a mix of auto-related buildings and commercial buildings and uses. The site improvements, such as red brick sidewalks with tree wells, and the building architectural design, follow the established theme of Downtown Covina, which adds to its character and ambiance. To ensure the existing businesses are not impacted by the future residential use and the future residents are aware of the existing auto-related businesses that could generate noise dust and other nuisance problems, additional buffering requirements are placed as conditions of approval to address the compatibility between two uses. The additional buffering requirements are as follows: a 10-foot high block wall (VAR 18-001); a dense grove of evergreen trees along the north and east property boundaries; and a disclosure statement to the future residents and the requirement of interior noise analysis to ensure the residential units will comply with the State and City's interior noise standards. Therefore, the project design is harmonious, consistent, and complete within itself and functionally and visually compatible with neighboring structures and the area in which it is located.

14. The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community.

Fact: The project provides additional for-sale, owner-occupied townhouses and additional commercial space to Downtown Covina and the City. Per General Plan Objective 3, Policy 1(n), the project will "Maintain the downtown area's pedestrian friendly atmosphere as a means of enhancing its social and economic vitality." Therefore, the project and the intended use will sustain the neighborhood, community, and Downtown Covina's desirability and stability.

15. Proposed lighting is so arranged as to reflect the light away from adjoining properties.

Fact: The project includes exterior wall-mounted lighting that will direct or illuminate away from neighboring properties. A condition of approval requires a detailed lighting plan that must be submitted for review for compliance with the applicable safety, security, and design-related provisions of the Zoning Code and Design Guidelines, prior to issuance of building permit.

16. Proposed signs will not by size, location, color, or lighting interferes with traffic or limit visibility.

Fact: Conceptual signage is illustrated on the plans but is not part of this project review and approval. A condition of approval requires a sign program for the project. The sign program must show compliance with the City of Covina's Sign Ordinance and Covina Town Center Specific Plan and subject to separate sign application, permit, and fees.

17. Utility and street improvements.

Fact: The Applicant is required to underground all utility lines and complied with all other street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services.)

ENVIRONMENTAL DETERMINATION

Pursuant to and in compliance with the provisions of the California Environmental Quality Act (CEQA), the City Council on June 5, 2018 adopted Resolution CC 18-39 and issued a Mitigated Negative Declaration (MND) for Tentative Tract Map (TTM) 73662 and Site Plan Review (SPR) 15-021. The City has concluded that no further CEQA-related review is needed or that no amendments to any of the aforementioned items are necessary because there have been no changes in the project, no changes in the circumstances under which the project will be undertaken, and no new information identified regarding new or significant environmental effects.

RECOMMENDATION

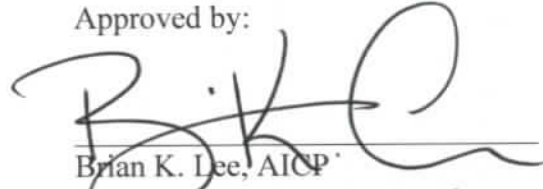
Staff recommends that the Planning Commission approve a one-year time extension for Site Plan Review (SPR) 15-021 and Tentative Tract Map (TTM) 73662 by approving Resolution No. 2021-009 PC subject to the Conditions of Approval listed in the Resolution.

Prepared by:



Nancy Fong, AICP
Community Development Consultant

Approved by:



Brian K. Lee, AICP
Director of Community Development

EXHIBITS

1. Letter of Request from Applicant
2. Development plans
3. Planning Commission Resolution No. 2021-009 PC with Exhibit A-Resolution CC 18-67 and conditions of approval

Bently Real Estate LLC
1932 E. Garvey Ave South
West Covina, CA 91791

April 29, 2021

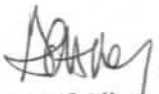
Mr. Brian Lee
Planning Director
City of Covina
125 E. College Street
Covina, CA 91723

RE: Site C- 155 E. San Bernardino Road, Covina, CA 91723

Dear Mr. Lee,

This letter is to request a time extension for both TTM73662 and SPR for Site C located at 155 East San Bernardino Rd. Covina, CA 91723. A check for \$1,312 (TTM \$500 and SPR \$812) for time extension fees is attached.

Sincerely,



Tarif Alhassen
Manager
Bently Real Estate LLC

EXHIBIT 1

EXHIBIT 2

TTM 73662 AND SPR 15-021

DEVELOPMENT PLANS

TENTATIVE TRACT MAP NO. 73662

IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

QUALITY ASSURANCE:
DESIGNER:
 SOUTHERN CALIFORNIA Edison
 (909) 444-4400

AS:
 SOUTHERN CALIFORNIA GAS CO
 100 ANGELES SQUARE
 SAN ANTONIO DISTRICT
 (909) 444-4400

ENGINEER:
 SOUTHERN CALIFORNIA Edison
 100 ANGELES SQUARE
 SAN ANTONIO DISTRICT
 (909) 444-4400

PROJECT:
 CITY OF COVINA WATER DEPARTMENT
 100 ANGELES SQUARE
 SAN ANTONIO DISTRICT
 (909) 444-4400

TRACER:
 SOUTHERN CALIFORNIA Edison
 100 ANGELES SQUARE
 SAN ANTONIO DISTRICT
 (909) 444-4400

PROJECT:
 CITY OF COVINA WATER DEPARTMENT
 100 ANGELES SQUARE
 SAN ANTONIO DISTRICT
 (909) 444-4400

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 CITY OF COVINA WATER DEPARTMENT
 100 ANGELES SQUARE
 SAN ANTONIO DISTRICT
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 100 ANGELES SQUARE
 SAN ANTONIO DISTRICT
 (909) 444-4400

PROJECT:
 CITY OF COVINA WATER DEPARTMENT
 100 ANGELES SQUARE
 SAN ANTONIO DISTRICT
 (909) 444-4400



VICINITY MAP

FLOOD ZONE

NO FLOOD ZONE INFORMATION IS SHOWN ON THIS MAP.

BENCH MARK

NO BENCH MARK INFORMATION IS SHOWN ON THIS MAP.

ADJUSTMENT

NO ADJUSTMENT INFORMATION IS SHOWN ON THIS MAP.

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BATHING QUANTITIES

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SITE C
TENTATIVE TRACT MAP
NO. 73662
"FOR CONDOMINIUM PURPOSES"
 IN THE CITY OF COVINA
 COUNTY OF LOS ANGELES, CALIFORNIA
 DATE: 6/18/16
 SHEET 1 OF 1 SHEETS

REMARKS

NO.	DATE	REVISIONS
1	6/18/16	INITIALS



DESIGNER:
 BENTLEY REAL ESTATE, LLC
 100 ANGELES SQUARE
 SAN ANTONIO DISTRICT
 (909) 444-4400

TENTATIVE MAP PREPARED BY:

DESIGNER:

DESIGNER:

DESIGNER:

DESIGNER:

DESIGNER:

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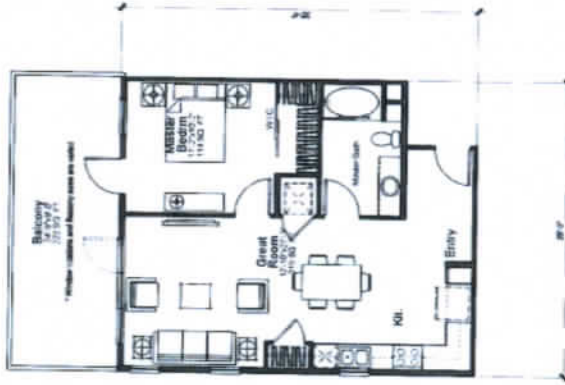
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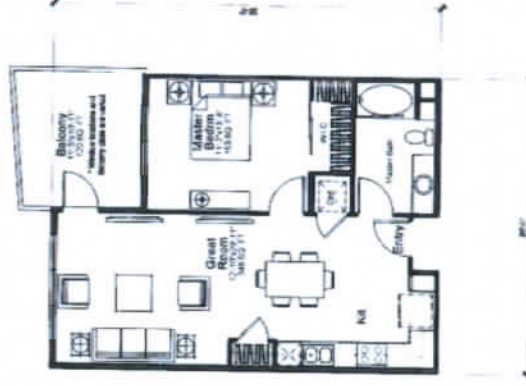
DESIGNER:

DESIGNER:

DESIGNER:



Plan 2
1 Bed + 1 Bath
728 SQ. FT. Gross
681 SQ. FT. Net



Plan 1
1 Bed + 1 Bath
729 SQ. FT. Gross
678 SQ. FT. Net

COVINA SITE C

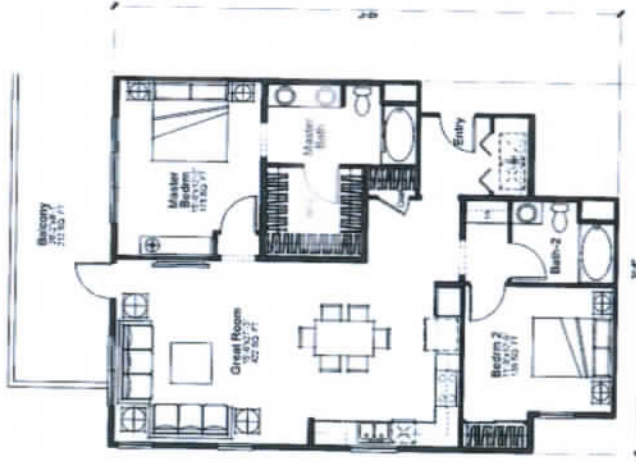
Hansen Development Corporation
100 N. Barranca Ave. Suite 900
West Covina, CA 91791

UNIT PLAN - BUILDING A

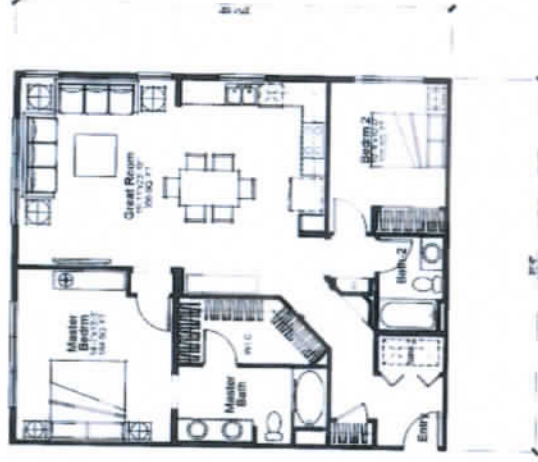
COVINA, CA
100 N. Barranca Ave.

KTGY Group, Inc.
Architecture-Planning
17911 Von Karman Ave., Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com





Plan 4
2 Bed + 2 Bath
1,239 SQ. FT. Gross
1,168 SQ. FT. Net



Plan 3
2 Bed + 2 Bath
1,169 SQ. FT. Gross
1,110 SQ. FT. Net

COVINA SITE C

Western Development Corporation
100 N. Brea Blvd., Suite 900
West Covina, CA 91791

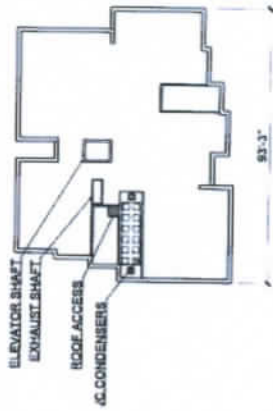
UNIT PLAN - BUILDING A

COVINA, CA
REV. 4/2010

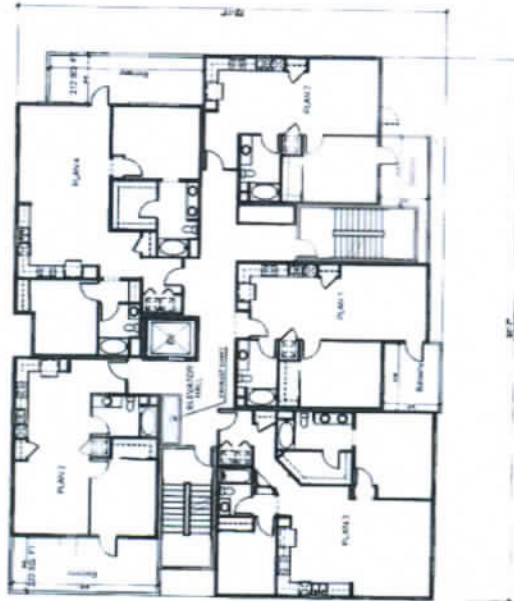
KTYG Group, Inc.
Architecture+Planning
17911 Von Karman Ave., Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



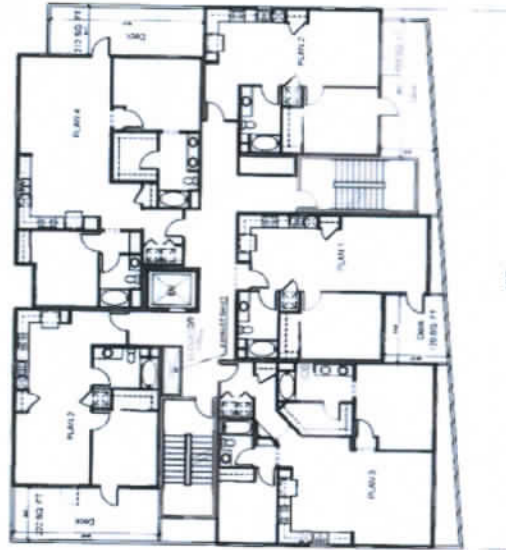
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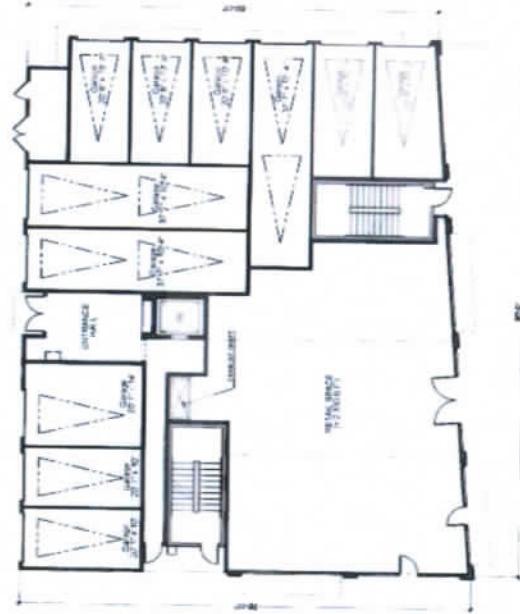
ROOF PLAN
Scale 1/16" = 1'-0"



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN

COVINA SITE C

Western Development Corporation
100 N. Barranca Ave., Suite 900
West Covina, CA 91791

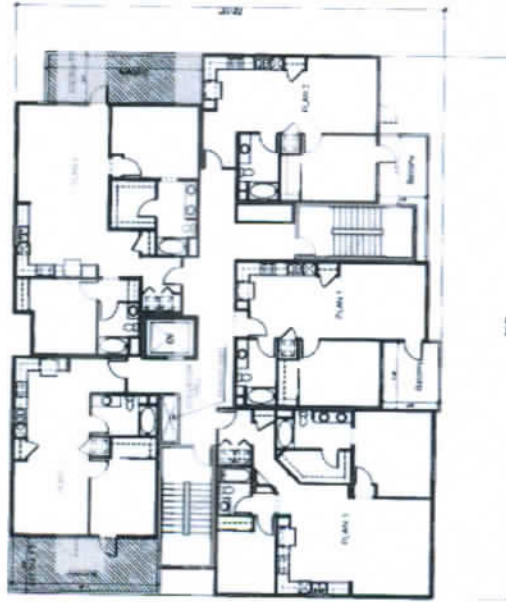
BUILDING PLAN - BUILDING A

COVINA, CA
REV. # 01.11.07

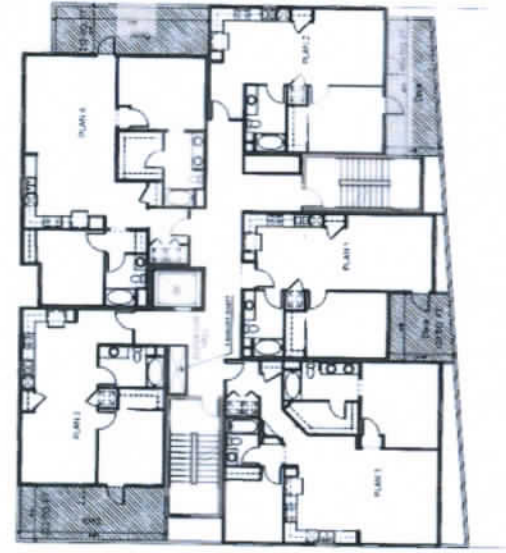
KTGY Group, Inc.
Architecture+Planning
17911 Van Canyon Ave., Suite 200
Van Nuys, CA 91414
848.851.2133
ktgy.com



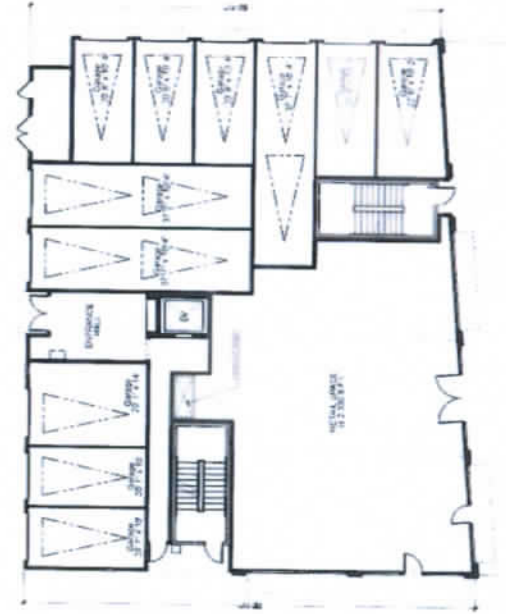
AI.3



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN

According to code 17.28.410, the required usable space
 are not less than 1000 sq.ft. for the entire project.
 Bakery areas shall be at least 110 sq.ft. with a minimum
 dimension of 8 feet.

± 1,154 SF PROVIDED

AI.4



KTGY Group, Inc.
 Architecture+Planning
 17911 Von Karman Ave., Suite 200
 Irvine, CA 92614
 949.851.2133
 ktgy.com

COVINA SITE C

Hessen Development Corporation
 100 N. Berranca Ave. Suite 900
 West Covina, CA 91791

PRIVATE OPEN SPACE EXHIBIT

COVINA, CA

CONTACT INFORMATION

Owner
 Benly Real Estate, LLC
 100 North Barranca, Suite 900
 West Covina, CA 91791
 Phone: (949) 516-3800

Architect

KTGY Group, INC.
 17911 Van Korman Ave., Suite 200
 Irvine, CA 92614
 Phone: (949) 851-2133
Engineer

C & V Consulting, INC.
 27156 Burbank
 Fontell Ranch, CA 92810
 Phone: (949) 516-3800

Landscape Architect

MLB Landscape Architecture
 507 50th Street
 Newport Beach, CA 92663
 (949) 875-9964

SHEET INDEX

C1.0	Conceptual Grading Map
A1.0	Site Plan
A1.1	Building A Unit Plan
A1.2	Building A Unit Plan
A1.3	Building A Building Plan
A1.4	Building A Private Open Space Exhibit
A1.5	Building A Elevation
A1.6	Building A Perspective
L1	Conceptual Landscape Plan



COVINA SITE C

Hassan Development Corporation
 100 N. Barranca Ave. Suite 900
 West Covina, CA 91791

COVINA, CA
 SHEET C OF 14

4/10/2017

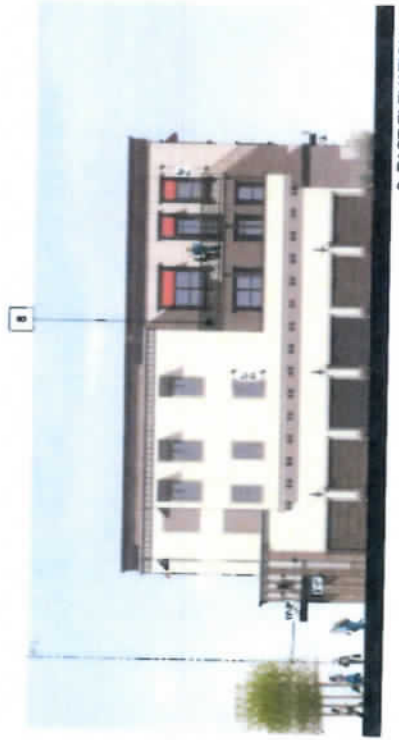
KTGY Group, Inc.
 Architecture-Planning
 17911 Van Korman Ave., Suite 200
 Irvine, CA 92614
 (949) 851-2133
 ktgy.com



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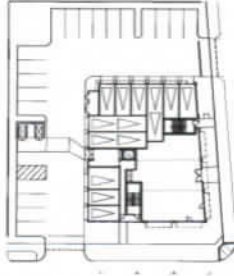
- Material Legend**
- 1. Stucco Light Sand Finish
 - 2. Brick Veneer
 - 3. Fabric Awning
 - 4. Stucco Trim Smooth Finish
 - 5. Metal Awning
 - 6. Decorative Cornice Detail
 - 7. Lighting Fixture
 - 8. Metal Railing



ELEVATION - BUILDING A

KTGY Group, Inc.
Architecture+Planning
17811 Von Karman Ave., Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

COVINA SITE C
Hansen Development Corporation
100 N. Barranca Ave., Suite 900
West Covina, CA 91791



Key Map



EAST ELEVATION



NORTH ELEVATION

COVINA SITE C

Hassen Development Corporation
100 N. Barranca Ave., Suite 900
West Covina, CA 91791

ELEVATION EXHIBIT - BUILDING A

COVINA, CA
CIP # 2011-0071

10.20.2018

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman Ave., Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



AI.6



EXHIBIT 2

TTM 73662 AND SPR 15-021

DEVELOPMENT PLANS

RESOLUTION NO. 2021-009 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, APPROVING A SECOND ONE-YEAR TIME EXTENSION FOR TENTATIVE TRACT MAP (TTM) 73662 AND SITE PLAN REVIEW (SPR) 15-021, CONSTRUCTION OF A MIXED-USE DEVELOPMENT AT 155 EAST SAN BERNARDINO ROAD, APN: 8430-024-012

WHEREAS, the proposed project is to develop 10 residential for-sale (condominium) units on the second and third floors with 2,330 square feet of commercial space for retail use on the ground floor on 0.51 acre, located at 155 E. San Bernardino Road (Site C), within the 2019 Covina Town Center Specific Plan, Food. Arts. Industrial. Residential (F.A.I.R.) Zone (Project).

WHEREAS, on June 5, 2018 the City Council approved the project for two years with the expiration date of June 5, 2020 under Resolution No. CC 18-67.

WHEREAS, the applicant has been working diligently to record the Final Map, however needs additional time to obtain grading and building permits for the project. Prior to the expiration of the project, the applicant submitted a time extension request.

WHEREAS, on June 23, 2021, the Planning Commission approved Resolution 2020-017PC granting the first one-year time extension to expire on June 5, 2021.

WHEREAS, on May 11, 2021, the Planning Commission held a public meeting at which time all parties were afforded the opportunity to present oral and written evidence to the Commission and rebut the oral and written evidence presented. The Planning Commission concluded the public meeting on said date.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After considering all evidence presented at the public meeting on May 11, 2021, both oral and documentary, and after being fully informed, said Planning Commission does hereby find and decide:

A. TENTATIVE TRACT MAP

1. The proposed subdivision is consistent with the general plan and any applicable specific plan for the area.

Fact: The project site is designated Town Center Commercial and zoned Covina Town Center Specific Plan (CTCSP) F.A.I.R. Zone. The project is a mixed-use development that consists of 2,330 square feet of retail space on the ground floor and 10 residential units on the second and third floors. The proposed density for the project is approximately 20 dwelling units per acre and is within the density range of 1 to 25 dwelling units per acre for this F.A.I.R. Zone. The project with the additional buffering requirements placed as conditions of approval is consistent with the General Plan and the Covina Town Center Specific Plan.

2. The design or improvement of the proposed subdivision is consistent with the general plan and any applicable specific plan for the area.

Fact: The Land Use Element of the General Plan Policy C2a (8), (9) and (10) "encourage the construction of owner-occupied housing, medium to high density complexes be developed in appropriately designated areas and replace old, deteriorating residential structures and whenever possible, encourage lot consolidation for apartment, condominium, and townhouse...." With its design and improvement, the project will create additional for-sale owner-occupied housing and re-develop a vacant, deteriorating, and underutilized surface parking area. The project design and improvement meet the F.A.I.R. Zone. The project design is a mixed-use development, which will capitalize on Covina Metrolink Station. Therefore, the project design and improvement are consistent with the general plan and any applicable specific plan for the area.

3. The subdivision is physically suitable for the type and proposed density of development proposed by the tentative map.

Fact: The project is a corner parcel with 2 street frontages, namely E. San Bernardino Road and N. Park Avenue. The project consists of 1 building oriented close to the two street frontages. The building contains 10 condominium units on the second and third floors and 2,330 square feet of commercial space on the ground floor. The building is separated from the north and east property lines by approximately 53 feet. The overall project design meets the minimum standards, complies with the Covina Town Center Specific Plan (CTCSP) F.A.I.R. Zone, and applicable Development Standards and Design Guidelines as to density, yards, setbacks, building height, percentage of landscaping, parking, and floor area ratio.

4. The design of the subdivision and proposed improvements, with conditions of approval, are not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife in their habitat.

Fact: The City has adopted a Mitigated Negative Declaration (MND) for the project on June 5, 2018. The MND identifies that the proposed project would result in no

impact or less than significant impacts in the following environmental impact categories: aesthetics, agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, recreation, transportation and traffic, and utilities and service systems. With the incorporation of mitigation measures identified in the MND, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: biological resources, cultural resources, tribal cultural resources, and noise. No significant and unmitigable impacts have been identified in the MND. Therefore, the subdivision will not be likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

Fact: The project currently abuts a mix of auto-related buildings and commercial buildings and uses. The project is a mixed-use development that consists of 2,330 square feet of retail space on the ground floor and 10 residential units on the second and third floors. To ensure the existing businesses are not impacted by the future residential use and the future residents are aware of the existing auto-related businesses that could generate noise, dust and other nuisance problems, additional buffering requirements are placed as conditions of approval to address the compatibility between two uses. The additional buffering requirements are as follows: a 10-foot high block wall (Variance 18-001); a dense grove of evergreen trees along the north and east property boundaries; a disclosure statement to the future residents; and the requirement of interior noise analysis to ensure the residential units will comply with the State and City's interior noise standards. Therefore, the design of the subdivision and the type of improvement are not likely to cause serious public health problems.

6. The design of the subdivision provides for future passive or natural heating and cooling opportunities in the subdivision to the extent feasible.

Fact: The design of the subdivision and the residential units will provide the possibility and opportunity to install solar panels, which will then provide passive cooling and heating for the buildings. Furthermore, the project will have to comply with Title 24 of the Uniform Building Code.

7. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will not be provided.

Fact: The subdivision design will not conflict with existing City rights-of-way or other public access easements. According to City records, there are no alternate or potential easements affected by the proposed project.

8. The subdivision is consistent with the City's parkland dedication requirements (Quimby Act).

Fact: The proposed project is subject to Parkland Impact Fee, pursuant to the City's Quimby Act Ordinance (CMC Chapter 16.28). The Applicant shall pay the Parkland Impact fee prior to the issuance of the building permit.

9. The subdivider is able to demonstrate that a sufficient water supply will be available to serve the subdivision, in accordance with California Government Code Section 66473.7 (Ord. 05-1915 § 1, 2005.).

Fact: According to the 2019 Town Center Specific Plan, there is a 12-inch water line along San Bernardino Road and the street frontage of the project site, and the water pressure is at 82 pounds per square inch which is adequate for fire flow and domestic water supply. Furthermore, per Chapter 7 (Water Supply Reliability Assessment) of the 2015 Urban Water Management Plan Update, the City of Covina has an adequate water supply to meet water demands during normal, single dry, and multiple dry years between 2020 and 2040. Regarding regional supply reliability, the City will be able to rely on treated groundwater and surface water purchased from Covina Irrigating Company (CIC) for adequate supply over the next 20 years under a single year and multiple year droughts.

B. SITE PLAN REVIEW (SPR) 15-021

1. All provisions of the Zoning Ordinance are complied with.

Fact: The project site is designated Town Center Commercial and zoned Covina Town Center Specific Plan (CTCSP) F.A.I.R. Zone. The project is a mixed-use development that consists of 2,330 square feet of retail space on the ground floor and 10 residential units on the second and third floors. The proposed density for the project is approximately 20 dwelling units per acre and is within the density range of 1 to 25 dwelling units per acre for this F.A.I.R. Zone. The project with the additional buffering requirements placed as conditions of approval is consistent with the General Plan and the Covina Town Center Specific Plan.

2. The basic project elements are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and no adverse effects will occur on surrounding properties.

Fact: The Project is a corner parcel with 2 street frontages, namely E. San Bernardino Road and N. Park Avenue. The project consists of 1 building oriented close to the two street frontages. The building contains 10 condominium units on the second and third

floors and 2,330 square feet of commercial space on the ground floor. The building is separated from the north and east property lines by approximately 53 feet. All residential units are provided with garages tucked under the residential units. Open parking spaces are provided along the north and east property lines. Access to the project is from E San Bernardino Road and N. Park Avenue. The project density is approximately 20 dwelling units per acre and is within the range of density (1 to 25 dwelling units per acre) allowed in Covina Town Center Specific Plan (CTCSP) F.A.I.R. Zone. The overall project design meets the minimum standards in complying with the Covina Town Center Specific Plan (CTCSP) as to density, yards, setbacks, building height, percentage of landscaping, fencing and walls, parking, and floor area ratio.

3. The project design conforms to the General Plan and any design guidelines or specific plans that may be applicable to the project.

Fact: The project is within Downtown Covina with a General Plan designation of Town Center Commercial and zoned Covina Town Center Specific Plan (CTCSP) F.A.I.R. Zone. The residential component of the project meets the General Plan Objective D2a(6), which states, "Orient medium- and high-density uses, such as apartments, condominiums, townhomes, and mobile home parks, in and/or around the downtown and in areas where such development now exist." The commercial component of the project meets the General Plan Objective F1c, which states, "Attract a greater variety of commercial and office uses to provide for shopping, eating, services, administrative and to the needs of Covina and area residents, to enhance the community's image, and to bolster economic development efforts." The project demonstrated compliance with setbacks, floor area ratio, parking, building height, landscaping, and site improvements. Therefore, the project design conforms to the General Plan and Covina Town Center Specific Plan.

4. The project design is harmonious, consistent, and complete within itself and functionally and visually compatible with neighboring land uses.

Fact: The project currently abuts a mix of auto-related buildings and commercial buildings and uses. The site improvements, such as red brick sidewalks with tree wells, and the building architectural design, follow the established theme of Downtown Covina, which adds to its character and ambiance. To ensure the existing businesses are not impacted by the future residential use and the future residents are aware of the existing auto-related businesses that could generate noise dust and other nuisance problems, additional buffering requirements are placed as conditions of approval to address the compatibility between two uses. The additional buffering requirements are as follows: a 10-foot high block wall (VAR 18-001); a dense grove of evergreen trees along the north and east property boundaries; and a disclosure statement to the future residents and the requirement of interior noise analysis to ensure the residential units will comply with the State and City's interior noise standards. Therefore, the project design is harmonious, consistent, and complete

within itself and functionally and visually compatible with neighboring structures and the area in which it is located.

4. The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community.

Fact: The project provides additional for-sale, owner-occupied townhouses and additional commercial space to Downtown Covina and the City. Per General Plan Objective 3, Policy 1(n), the project will "Maintain the downtown area's pedestrian friendly atmosphere as a means of enhancing its social and economic vitality." Therefore, the project and the intended use will sustain the neighborhood, community, and Downtown Covina's desirability and stability.

5. Proposed lighting is so arranged as to reflect the light away from adjoining properties.

Fact: The project includes exterior wall-mounted lighting that will direct or illuminate away from neighboring properties. A condition of approval requires a detailed lighting plan that must be submitted for review for compliance with the applicable safety, security, and design-related provisions of the Zoning Code and Design Guidelines, prior to issuance of building permit.

6. Proposed signs will not by size, location, color, or lighting interferes with traffic or limit visibility.

Fact: Conceptual signage is illustrated on the plans but is not part of this project review and approval. A condition of approval requires a sign program for the project. The sign program must show compliance with the City of Covina's Sign Ordinance and Covina Town Center Specific Plan and subject to separate sign application, permit, and fees.

8. Utility and street improvements.

Fact: The Applicant is required to underground all utility lines and complied with all other street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services.)

SECTION 3. Pursuant to and in compliance with the provisions of the California Environmental Quality Act (CEQA), the City Council on June 5, 2018 adopted Resolution CC 18-39 and issued a Mitigated Negative Declaration (MND) for Tentative Tract Map (TTM) 73662 and Site Plan Review (SPR) 15-021. The Planning Commission, in its own independent judgement concluded that no further CEQA-related review is needed or that no amendments to any of the aforementioned items are necessary because there have been no changes in the project, no changes in the circumstances under which the project will be undertaken, and no new information identified regarding new or significant environmental effects.

SECTION 4. Based upon the findings and conclusion set forth in Sections 1, 2, and 3 above, the Planning Commission hereby approves the time extension for the project:

- A. A second one-year time extension for Tentative Tract Map (TTM) 73662 and Site Plan Review (SPR) 15-021, subject to the conditions of approval as set forth in Resolution CC 18-67 incorporated here and attached hereto as Exhibit "A." The new expiration date shall be June 5, 2022.
- B. The Secretary of the Planning Commission is directed to serve, by first-class mail, a written notice of this decision to the project applicant within five (5) days.

SECTION 5. This Resolution shall become effective immediately upon its adoption, subject to a 10 calendar-day appeal period.

PASSED, APPROVED AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 11th day of May 2021.

CHARLES HODAPP, CHAIRMAN
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 11th day of May 2020, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

COVINA PLANNING COMMISSION SECRETARY

RESOLUTION CC 18-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP (TTM) 73662 AND SITE PLAN REVIEW (SPR) 15-021, FOR A MIXED USE DEVELOPMENT CONSISTING OF 10 RESIDENTIAL UNITS FOR CONDOMINIUM PURPOSES, AND 2,330 SQUARE FEET OF COMMERCIAL SPACE FOR RETAIL USE ON 0.51 ACRE, LOCATED AT 155 E. SAN BERNARDINO ROAD, WITHIN THE TOWN CENTER SPECIFIC PLAN (TCSP) ZONE 4 - APN: 8430-024-012(SITE C), AND MAKING FINDINGS UNDER CEQA

WHEREAS, Tarif Alhassen of Bently Real Estate, LLC (Applicant) is the legal property owner for the real property (project site) located at 155 E. San Bernardino Road (APN 8430-024-012).

WHEREAS, the proposed project is to develop 10 residential for-sale (condominium) units on the second and third floors with 2,330 square feet of commercial space for retail use on the ground floor on 0.51 acre, located at 155 E. San Bernardino Road (Site C), within the Town Center Specific Plan Zone 4 (Project).

WHEREAS, the Project is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (CEQA) and the State CEQA Guidelines (14 Cal. Code Regs. sections 15000, et seq.) (CEQA Guidelines).

WHEREAS, pursuant to CEQA, City is the lead agency for the Project.

WHEREAS, the City subsequently contracted for the independent preparation of environmental review for the Project, including all necessary technical studies and reports.

WHEREAS, in December 2017, the City completed an Initial Study to determine whether the project may have a significant effect on the environment, in accordance with CEQA. The Initial Study, which reflects the independent judgment of the City, concluded that the project will not have a significant effect on the environment. The City has therefore prepared a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND), to be considered by the Planning Commission and City Council. Pursuant to Section 15072 of the CEQA guidelines, the project site is not on any of the lists enumerated under Section 65962.5 of the Government Code.

WHEREAS, the IS/MND identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: aesthetics, agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, recreation, transportation and traffic, and utilities and service systems. With the incorporation of mitigation measures identified in the IS/MND, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: biological resources, cultural resources, tribal cultural resources, and noise. No significant and unmitigable impacts have been identified in the IS/MND.

WHEREAS, a Notice of Intent to adopt the Draft IS/MND was published in the San Gabriel Valley Tribune on December 15, 2017 and the Draft IS/MND was released for a 30-day public comment period beginning on December 18, 2017 and ending on January 16, 2018. The Draft MND was available at City Hall, City Clerk Office or the Community Development Department, Planning Division, located at 125 E. College Street, Covina, CA, 91723, or at www.covina.gov. City received four (4) comment letters.

WHEREAS, City prepared written responses to all comments timely received on the Draft IS/MND, and those responses to comments are incorporated into the Final Initial Study/Mitigated Negative Declaration (Final IS/MND), which is comprised of the Draft IS/MND and all appendices thereto, and the Final IS/MND (consisting of the public comments and responses to those comments).

WHEREAS, the responses to comments were distributed to all public agencies and members of the public that submitted comments on the Draft IS/MND at least 10 days prior to the Planning Commission's considering of the project and the Final IS/MND, and the written responses to comments also were made available for public review on City's web site and at City's offices.

WHEREAS, on February 15, 2018, the recommendation by the Planning Commission for the Intent to Adopt the Final IS/MND was noticed in the San Gabriel Valley Examiner, and the notice of Planning Commission public hearing was also sent to all property owners within 300 feet of the Project site.

WHEREAS, on February 27, 2018, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and the IS/MND and any comments received prior to or at the public hearing, at which time staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed project and the IS/MND and the Mitigation Monitoring and Reporting Program. The Planning Commission continued the project to the March 13, 2018 regular meeting to allow staff and applicant work on additional buffering requirements to address the concerns raised by adjacent businesses. At the continued March 13, 2018 public hearing, the Planning Commission received additional testimonies from the adjacent businesses and determined that the additional buffering requirements of a solid 7.5 feet high wall, the dense tree plantings and the disclosure statement to future residents were acceptable.

WHEREAS, following consideration of the entire record of information received at the February 27, 2018 public hearing and due consideration of the Project, the Planning Commission found that there is not substantial evidence that the Project will have a significant effect upon the environment, and the Planning Commission adopted Resolution No. 2018-004 PC, by a 4-1-0 vote, recommending that the City Council adopt the IS/MND, approve the Mitigation Monitoring and Reporting Program for the Project and adopt findings pursuant to CEQA.

WHEREAS, following consideration of the entire record of information received at the February 27 and March 13, 2018 public hearings and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 2018-007 PC, by a 4-1-0 vote, recommending

that the City Council approve the Project (TTM 73662 and SPR 15-021).

WHEREAS, on April 5, 2018, the Intent to Adopt the Final IS/MND by the City Council was noticed in the San Gabriel Valley Examiner, and notice of public hearing was also sent to all property owners within 300 feet of the Project site.

WHEREAS, on April 17, 2018, the City Council of the City of Covina considered the Project, the IS/MND and the Mitigation Monitoring and Reporting Program at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project and the IS/MND and the Mitigation Monitoring and Reporting Program prior to and at the public hearing.

WHEREAS, following consideration of the entire record of information received at the public hearing, the City Council found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution CC 18-39 approving the Initial Study/Mitigated Negative Declaration, adopting a Mitigation Monitoring and Reporting Program and adopting findings pursuant to CEQA. Resolution CC 18-39 and the findings therein are hereby incorporated by this reference as set forth in full.

WHEREAS, on April 17, 2018, the City Council of the City of Covina held a duly noticed public hearing to consider the Project (TTM 73662 and SPR 15-021) including the construction of 10 residential for-sale (condominium) units on the second and third floors with 2,300 square feet of commercial space for retail use on the ground floor on 0.51 acre, located at 155 E. San Bernardino Road (Site C), within the Town Center Specific Plan Zone 4, at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

WHEREAS, on April 17, 2018, the City Council of the City of Covina held a duly noticed public hearing to consider the Project (TTM 73662 and SPR 15-021). After receiving the staff report, testimony from the Applicant and the adjacent business owners, the City Council had questions regarding additional buffering beyond the recommendations of the Planning Commission to further address the land use conflict between the future residential use and the existing auto related businesses. Based on the Council's questions, the Applicant requested the City Council continue the item off calendar to a date uncertain so he could apply for a variance to allow an increase in wall height to the north and east property boundary from 6 feet to 10 feet to provide an additional buffer to mitigate the concerns of adjacent neighbors. The City Council, with the consent of the Applicant, continued the Project off calendar until such appropriate time after the Applicant had submitted and the Planning Commission approved said variance application, with direction to staff to re-notice the public hearing for this Project application (TTM 73662 and SPR 15-021).

WHEREAS, subsequent to the City Council's adoption of the MND and MMRP, an Addendum was prepared for the minor project modification that included the proposed Variance application to increase the north and east property boundaries wall height from 6 feet to 10 feet, pursuant to the California Code of Regulations, Title 14, Section 15000 et seq. (State CEQA

Guidelines), and specifically Section 15164 of the State CEQA Guidelines. Based on analyzing the addition of a Variance application, it was determined that the the proposed minor project revisions would not result in new significant environmental effects or in a substantial increase in the severity of a previously significant effect in any impact category. Furthermore, no changes to the project site or to environmental regulations have occurred since the adoption of the MND on April 17, 2018 that would alter the conclusions or the analysis for the originally approved project in any impact category. As such, there are no substantial changes with respect to circumstances under which the project will be undertaken that will require major revisions of the MND, and there is no new information of substantial importance that has become available that would change the impact conclusions in the IS/MND. The Addendum has identified the project changes and memorializes in detail the City's reasoned conclusion that the minor project modification as described does not create the conditions requiring recirculation of the MND or circulation of a subsequent MND pursuant to Section 15162 of the State CEQA Guidelines.

WHEREAS, on May 8, 2018, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Addendum to the MND for the Project and the Variance (VAR) 18-001 to increase the north and east property boundaries wall height from 6 feet to 10 feet and any comments received prior to or at the public hearing, at which time staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Variance and the Addendum to the MND.

WHEREAS, following consideration of the entire record of information received at the May 8, 2018 public hearing and due consideration of the Project, the Planning Commission made the findings for the adoption of an Addendum to the MND, and the Planning Commission adopted Resolution No. 2018-013 PC, by a 5-0-0 vote, approving an Addendum to the adopted project Initial Study/Mitigated Negative Declaration and making the required environmental findings pursuant to CEQA for Variance (VAR) 18-001 to increase the north and east property boundaries wall height from 6 feet to 10 feet for the proposed Tentative Tract Map (TTM) 73662 and Site Plan Review (SPR) 15-021 for a mixed use development consisting of 10 residential units for condominium purposes and 2,330 square feet commercial space for retail use on 0.31 acres, located at 155 E. San Bernardino Road within the Town Center Specific Plan (TCSP) Zone 4.

WHEREAS, following consideration of the entire record of information received at the May 8, 2018 public hearing and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 2018-011 PC, by a 5-0-0 vote, approving the Variance to increase the north and east property boundaries wall height from 6 feet to 10 feet.

WHEREAS, on June 5, 2018, the City Council of the City of Covina held a duly noticed public hearing to consider the Project (TTM 73662 and SPR 15-021) including the construction of 10 residential for-sale (condominium) units on the second and third floors with 2,300 square feet of commercial space for retail use on the ground floor on 0.51 acre and the construction of a 10-foot high north and east property boundaries wall, located at 155 E. San Bernardino Road (Site C), within the Town Center Specific Plan Zone 4, at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The City Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the public hearing, both oral and documentary, and after being fully informed, the City Council does hereby find and decide, with regards to Tentative Tract Map (TTM) 73662 pursuant to Title 16.08.140 of the Covina Municipal Code (CMC), that:

Findings for Tentative Tract Map (CMC Section 16.08.140):

A. The proposed subdivision is consistent with the general plan and any applicable specific plan for the area.

Fact: The project site is designated Town Center Commercial and zoned Town Center Specific Plan (TCSP) Zone 4 Mixed-Use Focused Activity Area. TCSP Zone 4 does not assume any particular predominant land use; rather, it provides the opportunity to develop and redevelop property within key development opportunity areas with a mix of land uses. The Mixed-Use Focused Activity Area is intended for retail, light industrial, cultural, and entertainment uses, as well as residential development, with an emphasis on the mixing of uses on properties, within buildings, and within blocks, as compatibility allows. Single-use development projects are allowed, subject to City review and approval. The project is a mixed-use development that consists of 2,330 square feet of retail space on the ground floor and 10 residential units on the second and third floors. The proposed density for the Project is approximately 20 dwelling unit per acres and is within the density range of 15 to 35 dwelling units per acre for this Town Center Specific Plan (TCSP) Zone 4 Mixed-Use Focused Activity Area. The Project with the additional buffering requirements placed as conditions of approval is consistent with the General Plan and the Town Center Specific Plan.

B. The design or improvement of the proposed subdivision is consistent with the general plan and any applicable specific plan for the area.

Fact: The Land Use Element of the General Plan Policy C2a (8), (9) and (10) "encourage the construction of owner-occupied housing, medium to high density complexes be developed in appropriately designated areas and replace old, deteriorating residential structures and whenever possible, encourage lot consolidation for apartment, condominium, and townhouse..." The project with its design and improvements will create additional for-sale owner-occupied housing and re-develop a vacant, deteriorating and underutilized surface parking area. The project with its design and improvements will meet the Land Use Policy 3 of the Town Center Specific Plan, which states, "The City shall encourage more efficient use of land in the Town Center Specific Plan Area, including re-use of underutilized surface parking lot." Therefore, the project design and its improvements are consistent with the general plan and any applicable specific plan for the area.

C. The subdivision is physically suitable for the type and proposed density of development proposed by the tentative map.

Fact: The Project is a corner parcel with 2 street frontages namely; E. San Bernardino Road and N. Park Avenue. The Project consists of 1 building oriented close to the 2 street frontages. The building contains 10 condominium units on the second and third floors and 2,330 square feet of commercial space on the ground floor. The building is separated approximately 53 feet from the north and east property lines. The overall project design meets the minimum standards and complies with Town Center Specific Plan (TCSP) Zone 4 and applicable Town Center Commercial Development Standards Section 17.52, RD Residential Zone Development Standards Section 17.28, Parking Section 17.72 of the Covina Municipal Code and 2009 Design Guidelines with respect to density, yards, setbacks, building height, percentage of landscaping, parking and floor area ratio as illustrated in the staff report.

D. The design of the subdivision and proposed improvements, with conditions of approval, are not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Fact: In accordance with CEQA, the City of Covina has completed an Initial Study to determine whether the project may have a significant effect on the environment. The Initial Study, which reflects the independent judgment of the City, concludes that the project will not have a significant effect on the environment. The City has therefore prepared a Mitigated Negative Declaration (IS/MND). The IS/MND identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: aesthetics, agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, recreation, transportation and traffic, and utilities and service systems. With the incorporation of mitigation measures identified in the IS/MND, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: biological resources, cultural resources, tribal cultural resources, and noise. No significant and unmitigable impacts have been identified in the IS/MND. Therefore, the subdivision will not be likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

E. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

Fact: The project currently abuts a mix of auto related buildings and commercial buildings and uses. The project is a mixed-use development that consists of 2,330 square feet of retail space on the ground floor and 10 residential units on the second and third floors. To ensure the existing businesses are not impacted by the future residential use and the future residents are aware of the existing auto related businesses that could generated noise dust and other nuisance problems, additional buffering requirements are placed as conditions of approval to address the compatibility between two uses. Additional buffering requirements such as a 10-foot high block wall (Variance 18-001), a dense grove of evergreen trees along the north and east property boundaries, the requirement of a disclosure statement to the future residents and the requirement of interior noise analysis to ensure the residential units will comply with the State and City's

interior noise standards. Therefore, the design of the subdivision and the type of the improvements are not likely to cause serious public health problems.

F. The design of the subdivision provides for future passive or natural heating and cooling opportunities in the subdivision to the extent feasible.

Fact: The design of the subdivision and the residential units will provide the possibility and opportunity for installing solar panels, which then will provide passive cooling and heating for the buildings. Furthermore, the project will have to comply with Title 24 of the Uniform Building Code.

G. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will not be provided.

Fact: The design of the subdivision will not conflict with existing City rights-of-way or other public access easements. According to City records, there are no alternate or potential easements that would be affected by the proposed project.

H. The subdivision is consistent with the city's parkland dedication requirements (Quimby Act).

Fact: The proposed project is subject to payment of Parkland Impact Fee to the City, pursuant to the City's Quimby Act Ordinance (CMC Chapter 16.28). A condition of approval is imposed to require the payment of the Parkland Impact fee, prior to issuance of building permit.

I. The subdivider is able to demonstrate that a sufficient water supply will be available to serve the subdivision, in accordance with California Government Code Section 66473.7. (Ord. 05-1915 § 1, 2005.)

Fact: According to the 2004 Town Center Specific Plan Chapter III-30, water line and supply are sufficient to accommodate current and planned growth. There is a 12-inch water line along San Bernardino Road and along the street frontage of the project site and the water pressure is at 82 pounds per square inch which is adequate for fire flow and domestic water supply. Furthermore, per Chapter 7 (Water Supply Reliability Assessment) of the 2015 Urban Water Management Plan Update, the City of Covina has adequate water supply and can meet water demands during normal, single dry and multiple dry years between 2020 and 2040. In regards to regional supply reliability, the City will be able to rely on treated groundwater and surface water purchased from Covina Irrigating Company (CIC) for adequate supply over the next 20 years under single year and multiple year droughts.

SECTION 3. After giving full consideration to all evidence presented at the public hearing, both oral and documentary, and after being fully informed, the City Council does hereby find and decide, with regards to Site Plan Review (SPR) 15-021, pursuant to Section 17.64.070 of the Covina Municipal Code, that:

Findings for Site Plan Review (CMC Section 17.64.070):

A. All provisions of the Zoning Ordinance (Title 17 of the Covina Municipal Code) are complied with:

Fact: The project is within Downtown Covina, Town Center Specific Plan area. It is designated as Mixed-Use Focused Activity Area (TCSP-4). It allows the opportunity to develop and redevelop property within key development opportunity areas with a mix of land uses. It is intended for retail, light industrial, cultural, and entertainment uses, as well as residential development. Single-use development projects are allowed. The project has been reviewed against the Town Center Specific Plan (TCSP) Zone 4 and applicable RD Residential Zone Development Standards Section 17.28, Parking Section 17.72 of the Covina Municipal Code and 2009 Design Guidelines. The project demonstrated compliance with the various codes and standards as illustrated in Table 2 of the staff report such as setbacks, floor area ratio, building height, amount of landscaping and site improvements. The project will contribute to the character of Downtown Covina.

B. The basic project elements (1) buildings, structures, and improvements.; 2) vehicular ingress, egress and internal circulation; 3) setbacks; 4) height of buildings; 5) location of service; 6) walls; and 7) landscaping) are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and no adverse effects will occur on surrounding properties.

Fact: The Project is a corner parcel with 2 street frontages; namely, E. San Bernardino Road and N. Park Avenue. The Project consists of 1 building oriented close to the 2 street frontages. The building contains 10 condominium units on the second and third floors and 2,330 square feet of commercial space on the ground floor. The building is separated approximately 53 feet from the north and east property lines. All residential units are provided with garages tucked under the residential units. Open parking spaces are provided along the north and east property lines. Access to the project is from E San Bernardino Road and N. Park Avenue. The Project density is approximately 20 dwelling unit per acre and is within the range of density (15 to 35 dwelling units per acre) allowed in Town Center Specific Plan (TCSP) Zone 4 Mixed Use Focused Activity Area. The overall project design meets the minimum standards and complies with Town Center Specific Plan (TCSP) Zone 4 and applicable RD Residential Zone Development Standards Section 17.28, Parking Section 17.72 of the Covina Municipal Code and 2009 Design Guidelines with respect to density, yards, setbacks, building height, percentage of landscaping, fencing and walls, parking and floor area ratio as illustrated in the staff report.

C. The project design conforms to the general plan, the design guidelines, transportation demand management regulations, and any specific plan or guidelines applicable to the project;

Fact: The project is within Downtown Covina and the site has a General Plan designation of Town Center Commercial and is zoned Town Center Specific Plan (TCSP-4) Mixed-Use Focused Activity Area. The residential component of the project meets the General Plan Objective D2a(6) which states "Orient medium- and high-density uses, such as apartments, condominiums, townhomes, and mobile home parks, in and/or around the downtown and in areas where such development now exist." The commercial component of the project meets the General Plan Objective F1c which states, "Attract a greater variety of commercial and office

uses to provide for shopping, eating, services, administrative and to the needs of Covina and area residents, to enhance the community's image, and to bolster economic development efforts." The project demonstrated compliance with the various codes and standards including Design Guidelines as illustrated in Table 2 of the staff report such as setbacks, floor area ratio, parking, building height, amount of landscaping and site improvements. Therefore, the project design conforms to the general plan, the design guidelines, transportation demand management regulations, and applicable specific plan or guidelines.

D. The project design is harmonious, consistent and complete within itself and functionally and visually compatible with neighboring structures and the area in which it is located;

Fact: The project currently abuts a mix of auto related buildings and commercial buildings and uses. The site improvements such as red brick sidewalks with tree wells, and the building architectural design follow the established theme of Downtown Covina, which adds to its character and ambience. To ensure the existing businesses are not impacted by the future residential use and the future residents are aware of the existing auto-related businesses that could generate noise dust and other nuisance problems, additional buffering requirements are placed as conditions of approval to address the compatibility between two uses. Additional buffering requirements, such as a 10-foot high block wall (VAR 18-001), a dense grove of evergreen trees along the north and east property boundaries, the requirement of a disclosure statement to the future residents and the requirement of interior noise analysis to ensure the residential units will comply with the State and City's interior noise standards. Therefore the project design is harmonious, consistent and complete within itself and functionally and visually compatible with neighboring structures and the area in which it is located.

E. The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community;

Fact: The project provides additional for-sale, owner-occupied townhouses and additional commercial space to Downtown Covina and the City. In accordance to General Plan Objective 3, Policy 1(n), the project will "Maintain the downtown area's pedestrian friendly atmosphere as a means of enhancing its social and economic vitality." Therefore, the Project and the intended use will sustain the desirability and stability of the neighborhood, community and Downtown Covina.

F. Proposed lighting is so arranged as to reflect lighting away from adjoining properties;

Fact: The project includes exterior wall-mounted lighting that will be directed or illuminated away from neighboring properties. A condition of approval is imposed requiring a detailed lighting plan that must be submitted for review for compliance with the applicable safety, security, and design related provisions of the Zoning Code and Design Guidelines, prior to issuance of building permit.

G. Proposed signs will not by size, location, color or lighting, interfere with traffic or limit visibility;

Fact: Conceptual signage is illustrated on the plans but is not part of this project review and approval. A condition of approval is imposed to require a sign program to be established for the project and the sign program must show compliance with the City of Covina's Sign Ordinance and Town Center Specific Plan, and subject to separate sign application, permit and fees.

H. Utility and street improvements.

Fact: The applicant is required to underground all utility lines and complied with all other street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services.)

SECTION 4. Record of Proceedings. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's office or the Community Development Department, Planning Division, located at 125 E. College Street, Covina, CA 91723 or at www.covina.ca.gov. The custodian of these records is the City Clerk.

SECTION 5. City Council Action on Tentative Tract Map (TTM) 73662. In consideration of the findings stated above, the City Council of the City of Covina does hereby approve Tentative Tract Map (TTM) 73662 subject to the conditions of approval contained in Exhibit "A", attached herein and incorporated by this reference as though set forth in full. The Mitigation Measures from the MMRP, as adopted by the Council via Resolution CC 18-39 are hereby adopted as additional conditions of approval for this project.

SECTION 6. City Council Action on Site Plan Review (SPR) 15-021. In consideration of the findings stated above, the City Council of the City of Covina does hereby approve Site Plan Review (SPR) 15-021 subject to the conditions of approval contained in Exhibit "A", attached herein and incorporated by this reference as though set forth in full. The Mitigation Measures from the MMRP, as adopted by the Council via Resolution CC 18-39 are hereby adopted as additional conditions of approval for this project.

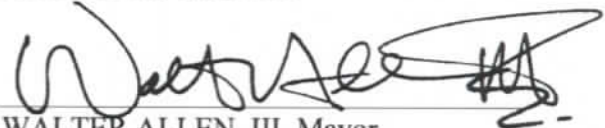
SECTION 7. This Resolution shall become effective upon adoption.

SECTION 8. Certification. The City Clerk shall certify to the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and PASSED this 5th day of June 2018.

City of Covina, California

BY:


WALTER ALLEN, III, Mayor

ATTEST:

Sharon F. Clark
SHARON F. CLARK, Chief Deputy City Clerk

APPROVED AS TO FORM:

Candice K. Lee
CANDICE K. LEE, City Attorney

CERTIFICATION

I, Sharon F. Clark, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 18-67 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 5th day of June, 2018, by the following vote:

AYES: COUNCIL MEMBERS: KING, LINARES, MARQUEZ, DELACH, ALLEN
NOES: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE

Dated: June 6, 2018

Sharon F. Clark
SHARON F. CLARK, Chief Deputy City Clerk

**RESOLUTION CC 18-67 EXHIBIT A
TENTATIVE TRACT MAP (TTM) 73662
SITE PLAN REVIEW (SPR) 15-021
CONDITIONS OF APPROVAL**

Development Applications:

1. City Council Resolution CC 18-39 issuing the Mitigated Negative Declaration and approving Mitigation Monitoring Reporting Program for Site Plan Review (SPR) 15-043, Tentative Tract Map (TTM) 73660 with Site Plan Review (SPR) 15-020, and Tentative Tract Map (TTM) 73662 with Site Plan Review (SPR) 15-021 for the proposed redevelopment on three separate sites that consist of a total of 18 multi-family residential units, 4,400 square feet of commercial uses (office space and retail space), and surface parking areas. The total project site area is 0.95 acre and generally located at 401 N Citrus Avenue, 129-137 W. Orange Street, and 155 E. San Bernardino Road - APN: 8431-028-006, 8431-028-030, 8431-028-031 and 8430-024-012 respectively.
 2. City Council Resolution CC 18-67, approving Tentative Tract Map (TTM) 73662 and Site Plan Review (SPR) 15-021 for the development of 8 residential units for condominium purposes on 0.30 acres, located at 155 E San Bernardino Road within the Town Center Specific Plan Zone 4 - APN: 8430-024-012.
-

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

A. TIME LIMITS:

1. **Tentative Tract Map 73662:** Approval of this TTM will expire two years from the date of Project approval if the final map is not recorded unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of three years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the TTM under applicable laws.
2. **Site Plan Review (SPR) 15-021:** Approval of this application will expire two years from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. The applicant may apply to extend the expiration date for a maximum period of three years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the Planning Commission prior to expiration of the approved SPR application.

B. GENERAL REQUIREMENTS:

1. This approval will not be effective for any purposes until the Applicant has filed with the Planning Division an affidavit stating that it is aware of and agrees to accept all of the conditions of this approval as set forth herein.
2. All conditions of approval and the environmental mitigation, monitoring and reporting program ("MMRP") contained in City Council Resolution CC 18-39 for the Final IS/MND and shall apply to the Project.

3. Copies of the signed City Council Resolutions and Environmental MMRP shall be included on the plans (full size) for submittal of plan check. The full size sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The Applicant shall pay any applicable Fish and Game fees as shown below. All checks are to be made payable to Los Angeles County Clerk.
 - a) Notice of Determination Processing fee \$75.00
 - b) MND fee \$2,280.75
5. To the full extent permitted by law, Applicant agrees to and shall fully indemnify, hold harmless, and defend, CITY and its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents") from any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees (collectively, "Claim(s)"), arising in any way out of or challenging the validity of Project, the MND or the CEQA Determination.
6. The Applicant's indemnification obligations, as set forth above in this Approval, shall survive the completion or abandonment of the Project or the issuance of a certificate of occupancy with respect thereto. However, Applicant's obligations after the issuance of a certificate of compliance for the Project shall be limited to indemnifying and defending the Indemnified Parties from legal challenges filed to set aside any part of the Project or its related components. The provisions of this Condition of Approval are intended by the City and the Applicant to be interpreted and construed to provide the fullest protection possible under the law to the City. Further, all obligations and Liabilities under this Approval are to be paid by the Applicant as they are incurred. The Applicant's obligations to indemnify under this Approval shall include the obligation of the Applicant to defend the City with legal counsel of the City's own choosing. In the event the City elects not to select such counsel, the Applicant shall designate such counsel subject to the City's prior approval.
7. CITY shall promptly provide written notice to Applicant of any Claim(s). CITY shall take all necessary and reasonable steps to provide such notice to Applicant in a timely fashion and in a manner that will not result in any substantial prejudice to Applicant's ability to defend the relevant Claim(s). Such notice shall contain a copy of any relevant pleadings filed in connection with the relevant Claim(s). CITY and Applicant shall coordinate and cooperate in their defense activities, whether CITY is participating in defense undertaken by Applicant or is retaining separate counsel. As used in this Approval, cooperation does not include CITY having to take any action or make any decision that CITY does not believe, in the exercise of its good faith judgment, is in its own best interest. Unless expressly provided to the contrary, nothing in this Approval shall be construed in a manner that requires CITY to exercise its discretion in a particular manner.
8. Pursuant to California Government Code Section 66474.9, the Applicant shall defend, indemnify and hold harmless, the Indemnified Parties from any claim, action or proceeding against the Indemnified Parties to attack, set aside, void or annul, this Approval, which action is brought within the time period provided for in Government Code Section 66499.37. The City shall promptly notify the Applicant of any such claim, action or proceeding, and cooperate fully in the defense.
9. Applicant may not resolve such Claim(s) without CITY's prior written consent. In all events, CITY shall have the right to resolve any such Claim(s) in any manner, in its discretion,

provided, however, Applicant's consent shall be required (and may be granted or withheld in Applicant's discretion) if the resolution of the Claim(s) shall require a payment by Applicant or limit Applicant's rights under the Project. Applicant's obligation to pay the cost of any such Claim(s), including judgment, post-judgment motions, and any and all appeals, shall extend until any Claim is completely concluded, judgment is entered and completely satisfied.

10. Within twenty (20) days after notification by CITY of the receipt of any Claim(s), Applicant shall deposit with CITY cash or other security in the amount of fifty thousand dollars (\$50,000), satisfactory in form to the City Attorney, guaranteeing indemnification or reimbursement to CITY of all costs and fees related to any action triggering the these indemnity conditions of approval. If CITY is required to draw on that cash or security to indemnify or reimburse itself for such costs or fees, Applicant shall restore the deposit to its original amount within fifteen (15) days after notice from CITY that replenishment is required. Additionally, if at any time the City Attorney determines that an additional deposit or additional security in an amount not to exceed an additional fifty thousand dollars (\$50,000) is necessary to secure the obligations of these indemnity related conditions of approval. Applicant shall provide such additional payment or security within fifteen (15) days of notice from the City Attorney.
9. Applicant shall indemnify, defend, save and hold CITY and its Agents, its respective elected and appointed officials, officers, members, agents, employees, and representatives (each an "Agent" and collectively "Agents"), and shall hold and save them and each of them harmless from any and all claims, damages of any kind and litigation which may arise from Applicant's or Applicant's agents, contractors, subcontractors, agents, or employees' operations, whether such operations be by Applicant or by any of Applicant's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for Applicant or any of Applicant's agents, contractors or subcontractors.
10. All indemnity provisions, as set forth above, shall continue to be the liability and obligation of Applicant, binding upon Applicant, until the final resolution of all Claims, and shall survive the completion, partial completion, or abandonment of the Project.
11. The Applicant shall reimburse the City for all fees and costs for special review of these applications by both (i) the City's retained planning, engineering, and related consultants and (ii) the Covina City Attorney's Office through a **revised executed Reimbursement Agreement**. Such special review includes, but is not limited to, review of the Project's compliance with conditions of approval, environmental mitigation monitoring, plan check process, review of CC&Rs, etc.
12. Mitigation measures are required for the Project. The Applicant is responsible for the cost of implementing said measures, including monitoring and reporting. Applicant shall be required to post cash, letter of credit or other form(s) of guarantee acceptable to the Director, prior to issuance of building permits, in the event and to the extent necessary to guarantee satisfactory performance and completion of all mitigation measures. These funds may be used by the City to retain consultants and/or pay City staff time to monitor and report on the mitigation measures. Failure to complete all actions required by the MMRP shall be considered grounds to delay issuance of building permits until such time as completion of the required actions has occurred.

13. The Project Site and all improvements thereon, including landscaping, must be maintained in a sound, healthy, and attractive condition reasonably free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.
14. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure imposed hereunder or any provision of the Covina Municipal Code must be paid by the applicant.
15. Approval of the TTM and SPR applications shall not waive the applicant's obligation for compliance with all other applicable sections of the Covina Municipal Code, the Covina Design Guidelines, Town Center Specific Plan and all other applicable plans.

C. TENTATIVE TRACT MAP (TTM) 73662

1. Subject to the City's approval of said annexation request, the Project is required to annex into Community Facilities District 2007-01 (the "CFD") for the purpose of financing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The applicant shall petition the City to annex to the City's existing CFD under the California Mello-Roos Community Facilities Act (Government Code, Section 53311 et seq.) (the "Act"). The applicant agrees to cooperate and not to oppose annexation to the CFD for purposes set forth above. This annexation shall be completed prior to issuance of building permits for the production units

Alternatively, at the Applicant's option, in lieu of annexation to the CFD as set forth above, Applicant may make a lump sum payment to the City ("In Lieu Payment") representing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The In Lieu Payment shall be calculated based upon the net present value of the special tax that would be levied upon the Project under the CFD over the term of the CFD special tax. The In Lieu Payment must be paid not later than prior to release of occupancy for the first lot/dwelling unit including the model homes, within the Project.

2. The Project shall be annexed into the existing Landscape District and Lighting District, which shall be completed prior to recordation of the Tract Map.
3. The Project shall be subject to Park (Quimby) Impact fees. The applicable Park Quimby Fees shall be paid prior to issuance of building permits.
4. Residential Development Impact Fees for the Project shall be paid, prior to release of occupancy for each phase of production units. The Applicant shall contact Director or his designee for calculation of the Residential Development Impact Fees, prior to issuance of any permits for the Project.
5. Street names for the private drive aisles and street addresses for the Project shall be submitted to Public Works Department, Engineering Division and Community Development Department, Planning Division for review and approval prior to recordation of the Tract Map.
7. Competitive access for communications providers shall be provided.

D. BUFFERING REQUIREMENTS

1. A 10-foot high solid decorative block wall shall be provided along the north and east property boundaries pursuant to the Variance Approval set forth in Planning Commission Resolution

No. 18-011PC (VAR 18-001). The final design shall be subject to Director of Community Development review and approval, prior to issuance building permit.

2. A dense grove of evergreen trees such as but are not limited to Leyland Cypress (*Cupressus leylandii*), 24 inch box-size, shall be planted at the density of 8 feet on center along the north and east property boundaries, subject to the Director of Community Development's review and approval. The planting shall be completed prior to release of occupancy for the first residential unit.
3. The applicant shall provide each prospective buyer and/or renter of each residential unit written notice and disclosure statement about the adjacent land uses with a description of their business operations that may produce noise, dust, odors and the handling and storage of hazardous materials/chemicals. The written notice and disclosure statement will require the signature(s) of the prospective buyer and/or renter of each residential unit. Each time the residential unit is sold or rented, the seller or the unit owner shall obtain signature(s) on the written notice and disclosure statement from the new buyer or new tenant for the life of the mixed-use project. The written notice and disclosure statement shall include the possible land uses that are permitted on the adjacent properties and shall be in the format as determined and approved by the Director of Community Development. The written notice and disclosure statement must be signed by each prospective buyer and/or renter, prior to applicant accepting a cash deposit on any unit. The requirement of the written notice and disclosure statement shall be incorporated into the Conditions, Covenants and Restrictions (CC & Rs) for the Tentative Tract Map (TTM) 73662.

E. SITE DEVELOPMENT

1. The Project Site shall be developed and maintained in accordance the approved plans on file with the Community Development Department, all representations of record made by the Applicant(s), the conditions contained herein, the Covina Municipal Code, the Town Center Specific Plan and the Covina Design Guidelines.
2. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee for review and approval, prior to submittal for Plan Check process.
3. A complete building materials illustration board, describing material, brands, types, and applicable reference numbers shall be submitted to the Planning Division. Minor modifications in elevation details and/or colors may be submitted with detailed drawings and/or information to the Director or his designee for review and approval, prior to or during the subsequent Plan Check process.
4. All site, precise grading landscape, and irrigation, and street improvement-plans shall be coordinated for consistency, prior to issuance of any building permits for production units. permits
5. All ground mounted utility appurtenances such as transformers, AC condensers, etc. shall be adequately screened using a combination of concrete or masonry walls, and or landscaping to the reasonable satisfaction of the Director or his/her designee.
6. The Applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. The final placement of the mailboxes shall be subject to Director or

his/her designee for review and approval, prior to issuance of certificates of occupancy for the production units.

7. Refuse disposal (trash) barrels shall be kept only in the garages of each dwelling unit. This restriction shall be stated in and enforced under the Conditions, Covenants, and Restrictions (CC&Rs) and by the Home Owner Association and/or designated property manager.
8. During construction and following Project completion, all grading and all exterior drainage on the Project Site shall conform to all applicable requirements of the Public Works Department.
9. The Covenants, Conditions and Restrictions (CC&R's) shall establish a Homeowner's Association (HOA) for the Project and shall be submitted to the Directors of Public Works and Community Development or their designees and the City Attorney for review and approval of the provisions required by these Conditions to be included therein for the City's benefit. The Applicant shall reimburse the City for all fees and costs associated with the review of the Project-related CC&Rs by the City Attorney's Office. The CC&Rs shall be recorded with the Final Map, prior to the issuance of building permits for any production units. The CC&R's shall grant the City the right but not the obligation to enforce their terms as these relate to the provisions required by these Conditions to be included therein for the City's benefit. The CC&R's shall include provisions: (i) prohibiting the storage of recreational vehicles and watercrafts in all parking areas; (ii) requiring residents and/or homeowners to park their personal vehicles in the garage; and (iii) requiring that the property management company for the Homeowners' Association shall enforce the provisions of the Codes, Covenants and Restrictions (CC&R's) that are included therein for the City's benefit. The Homeowners' Association shall submit to the Planning Division a list of names and addresses of its officers on or before January 1 of each and every year and whenever said information changes.
10. Prior to issuance of a certificate of occupancy for the final production unit, any temporary sales and/or construction office buildings/trailers shall be removed from the Project Site.
11. Any proposed Model Home complex for the Project including sales trailers shall be subject to the Administrative Conditional Use Permit Process of the Covina Municipal Code Section 17.62.190. The application for the Model Home complex shall address the concerns of street improvements, temporary parking and overflow parking, separation from construction activities, security fencing, signage, temporary and/or permanent landscaping.
12. The Applicant shall submit a Phasing Plan illustrating the anticipated number and sequence of each development phase.
13. A complete exterior lighting plan, including photometric printout, shall be submitted for review and approval, prior to issuance of building permits for any production units. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard where applicable.
14. All building and site improvements along with landscaping and irrigation must be installed in accordance with approved plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational upon issuance of certificates of occupancy for production units. Furthermore, during construction, all on-site landscaped areas must be maintained reasonably free of weeds and debris.

15. The Project Site must be clean and reasonably free of trash and construction debris, and all construction equipment must be removed from the Project Site prior to issuance of the last certificate of occupancy for the production units.
16. Grading
 - a. Grading of the Project Site shall be in accordance with then-current adopted California Building Code, City Grading Standards, and accepted grading practices. The Rough Grading Plan and Precise Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual grading and drainage plan.
 - b. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
 - c. A geologic report shall be prepared by a qualified engineer or engineering geologist and submitted at the time of application for Grading and Drainage Plan review.
 - d. The Precise Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of Building Permits.
 - e. This Project shall comply with the applicable accessibility requirements of the then-current adopted California Building Code.
17. A soil management plan shall be implemented during grading activities to adequately assess and mitigate potential environmental impacts, if encountered e.g. unknown USTs, sumps, clarifiers, septic tanks, buried drums, trash, contaminated fill soil, etc.

F. LANDSCAPING AND WATER EFFICIENT REQUIREMENTS

1. All landscape or planter areas shown on the approved landscape plan shall be constructed such that they can remain landscaped in perpetuity. These areas shall not be paved or used for storage or any similar purpose inconsistent with the intent of this approval, and the Project's CC&R's shall reflect this condition.
2. Detailed on-site and off-site landscape and irrigation plans shall be submitted to the Director of Community Development or his/her designee for review and approval, prior to issuance of building permits. The landscaped and planter areas shall conform to applicable standards and requirements of the City's Water Efficient Landscape Regulations and the July 2015 Updated Model State Water Efficient Landscape Ordinance of the State of California Water Commission.
3. The final design of the perimeter landscaping along East San Bernardino Road and North Park Avenue frontages, walls, landscaping and sidewalks shall be included in the required detailed landscape and irrigation plans and shall be subject to Director of Community Development (or his/her designee) and City Engineer review and approval, and coordinated for consistency with the any parkway landscaping plan.
4. Landscaping and irrigation systems shall be required to be installed within the public-right-way on the perimeter of the Project, which requires the removal of sidewalk and replacement with parkway and sidewalk, to the satisfaction of the City Engineer. The installed landscaping and irrigation systems shall be continuously maintained by the Applicant for the duration of the Project construction.
5. Enhanced pavement treatment such as concrete pavers, stamped concrete and similar material shall be provided to project entry off East San Bernardino Road and North Park Avenue,

subject to Director of Community Development for review and approval prior to issuance of building permits.

6. Final design US Mail Boxes and any other accessory structures, landscaping, hardscape, walls and fencing, wall mounted and ground mounted lighting fixtures, etc., shall be submitted to the Director of Community Development for review and approval prior to issuance of any building permits.
7. Street trees shall be provided within the parkway strip along East San Bernardino Road and North Park Avenue frontages at approximately 20 feet on center and with a minimum of 24-inch box size trees, and subject to Director of Community Development and City Engineer review and approval.

G. CONSTRUCTION MITIGATION/MANAGEMENT PLAN

1. All construction must comply with the below-noted construction mitigation plan and the City Noise Ordinance.
2. The Applicant shall prepare a construction mitigation plan to mitigate noise as well as other construction-related impacts. This construction mitigation plan is in addition to the public noticing program for residential construction projects required by the City's Building and Safety Division. The construction-related activities shall conform to the following requirements that address potential noise and other construction-related impacts:
 - a. The construction mitigation plan shall address the following areas: 1) site supervision, 2) construction access and schedule, 3) delivery/haul route and traffic control, 4) material storage and staging, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) Project contact-related signage, and 14) subcontractor education and security measures.
 - b. Construction-related activities, including grading activities, shall be prohibited between 6:00 pm and 7:00 am on Monday through Friday and between 5:00 pm and 8:00 am on Saturday and all day on Sundays and Holidays (except by special permit).
 - c. All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to help assure that no additional significant noise, due to worn or improperly maintained parts, would be generated.
 - d. The Applicant and/or his/her representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as feasible.
 - e. Loud noise generating activities such as crushing concrete pavement will be restricted to 7:00 am – 6:00 pm on Monday through Friday. Signs (multiple) shall be posted on site stating the days and hours of construction allowed, prohibiting "drinking, loitering and music" at all times, and including phone listings for community concerns.
 - f. View-obscuring construction fencing shall be provided around the entire Project Site. Construction entries shall have gates with view-obscuring material.
 - g. Comply with SWPPP. Provide contact information for Qualified Storm Water Practitioner (QSP) and Qualified Storm Water Developer (QSD).
3. At least thirty days prior to the commencement of any Project-related grading, the Applicant and/or his/her representative(s) shall notify the occupants of all residential and institutional

properties that lie within 500 feet of the Project Site of the general parameters of the impending grading and construction activities.

4. The approved construction mitigation/management plan shall be distributed to all contractors and subcontractors, and shall be maintained on-site through the duration of construction.

H. BUILDING AND SAFETY DIVISION

1. Submit 8 sets of complete plans including any proposed utilities and earthwork/grading. The Project must comply with the 2016 California Building Codes and 2016 Energy code.
2. Two sets each of any structural and energy calculations shall be submitted with the above mentioned plans. All calculations must bear an original signature from the documented author.
3. This Project must comply with applicable Federal and State Accessibility requirements to and throughout the buildings. Include compliance methods and structural details on the plans.
4. If applicable, demolition activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with applicable SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with the relevant permit application for all demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has adhered to the applicable notification requirements to the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division.
 - o SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381
5. The Applicant shall pay the applicable SB 50 development impact fees to the School District prior to issuance of the first building permit for production units.
6. Construction activity within 500' of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

I. PUBLIC WORKS - ENGINEERING DIVISION

1. The applicant shall submit Rough Grading Plans in accordance with Appendix J of the California Building Code, latest edition for review and approval of the City Engineer.
2. The applicant shall submit a Precise Grading Plans showing building footprints, pad elevations, finished grades, drive aisles, drainage routes, trash enclosures, retaining walls, slope easements and other pertinent information in accordance with Appendix J of the California Building Code, latest edition for review and approval of the City Engineer.
3. The applicant shall submit a Soils and Geologic Report to the satisfaction of the City Engineer.
4. Prior to the issuance of a Grading Permit, the applicant shall submit a temporary erosion control plan to the satisfaction of the City Engineer. The erosion control shall be installed and operable at all times.

5. Sewer and water improvements shall be installed for the proposed development to the satisfaction of the City Engineer and the Water Division. A separate fire service line shall be installed for the proposed development to the satisfaction of the City Engineer and Los Angeles County Fire Department.
6. Prior to issuance of any permits, the applicant shall verify that the proposed development is annexed into the Los Angeles County Sanitation District.
7. Prior to issuance of any permits, the applicant shall verify that any required sewer connection fees have been paid to the City of Covina and the County of Los Angeles Department of Public Works, Sewer Maintenance Division.
8. The applicant shall obtain a public works permit for all work in or adjacent to the public right-of-way (ROW). All work within the public ROW shall be in accordance with applicable standards of the City of Covina, i.e. Standard Specifications for Public Works Construction (Green Book), and the Work Area Traffic Control Handbook (WATCH), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.
9. The applicant shall be responsible for any repairs within the limits of the development, including but not limited to streets and paving, curbs and gutters, sidewalks, and street lights, as determined by the City Engineer.
10. The applicant shall provide private drainage improvements to carry runoff of storm water in the area proposed to be developed, and for contributing drainage from adjoining properties to the satisfaction of the City Engineer. The proposed drainage improvements shall be based on a detailed hydrology study conforming to the current Los Angeles County Department of Public Works Methodology. The developed storm flows exiting the site shall not exceed the existing storm flows.
11. The applicant shall construct the following public improvements within the limits of the development to the satisfaction of City Engineer, Director of Public Works, and the Director of Community Development:
 - a) Sidewalk on San Bernardino Road and Park Avenue consisting of brick pavers to match the type, color, and pattern of the existing sidewalk improvements within the Town Center Specific Plan.
 - b) Street trees on San Bernardino Road and Park Avenue to match existing improvements within the Town Center Specific Plan.
 - c) Decorative acorn street lights and parkway furniture on San Bernardino Road and Park Avenue to match existing improvements within the Town Center Specific Plan.
 - d) Concrete curb and gutter on San Bernardino Road and Park Avenue to provide a half-width dimension of 32 feet per the typical section shown on the Tentative Tract Map.
 - e) ADA ramp at the northeast corner of San Bernardino Road and Park Avenue.
 - f) Reconstruct the north half of San Bernardino Road with a minimum pavement section of 6" AC over 12" AB.
 - g) Type II slurry seal of Park Avenue (full width).
 - h) Signing and Striping improvements on San Bernardino Road and Park Avenue.
12. The applicant shall dedicate an additional 7 feet of street right-of-way on the north side of San Bernardino Road to the satisfaction of the City Engineer.

13. A Tract Map prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Los Angeles County Recorder.
14. A preliminary title report and guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the Final Map is filed with the Los Angeles County Recorder.
15. The applicant/developer shall submit a preliminary subdivision guarantee if grants, dedications, or offers of dedication are to be made by certificate on the Parcel Map. A final subdivision guarantee will be required at the time of filing of the Parcel Map with the Los Angeles County Recorder.
16. The applicant shall execute a Subdivision Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements. All security must be accessible to the City at any time and in a form acceptable to the City Engineer.
17. The applicant shall provide a Monumentation Bond in an amount specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.
18. The applicant's engineer or surveyor shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of the Subdivision Map Act.
19. All easements existing at the time of the Tract Map approval must be accounted for on the approved Tentative Map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket in nature or indeterminate in nature, a statement to that effect must be shown on the Tentative Map in lieu of its location.
20. The project is subjected to annexation to the City's Landscape District and Lighting District, which shall be completed prior to recordation of the Tract Map.
21. Prior to issuance of any permits, all new utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

J. PUBLIC WORKS – ENVIRONMENTAL SERVICES DIVISION

1. A geotechnical letter must be submitted stating that soil will not exhibit instability as a result of implementing proposed treatment BMPs, and that the infiltration base is at least 10ft above groundwater, along with wet signature/stamp.
2. Comply with the Low Impact Development requirements.
3. OC1 - Complete form, sign, return original, attach copy to field plans.
4. ES-CD1: Construction & Demolition Debris Recycling - Complete form, sign, return original, attach copy to field plans, fax copy to Athens Services when requesting waste container; also request Athens Load Characterization upon completion of C&D.

5. ES-CD2: Construction & Demolition Debris Recycling - Upon completion of C&D, complete form, sign, return original with Athens Load Characterization Report.
6. Only Athens Services/Covina Disposal, 888-336-6100, is allowed to provide bins and pickup and dispose of trash and recyclables, including all C&D projects. Exception: Project contractor, using his own equipment and staff, can take recyclables to a recycling facility.
7. PC: Priority Project Checklist - Complete form, sign, return original.
8. P1: Priority Development & Redevelopment Projects - Complete form, return original.
9. P2: Stormwater Treatment Certification - Complete form, return original.
10. LSWPPP: Local Stormwater Pollution Prevention Plan - Complete form, return original.
11. Report, SWPPP: Project area is 1 acre or greater (required by State Water Resources Control Board). 3 reports, including plans; signatures and stamps must have wet-ink application.
12. Report, SUSMP: Project meets LA Regional Water Quality Control Board's criteria for a Priority Planning Project. 3 reports, including plans; signatures and stamps must have wet-ink application. SWPPP must be provided.
13. Construction site stormwater compliance inspection and reinspection: \$75 - \$125 per inspection may apply.
14. Master Covenant agreement: See application instructions, checklist, and Agreement.

K. LOS ANGELES COUNTY FIRE DEPARTMENT – FIRE PREVENTION DIVISION

FINAL MAP REQUIREMENTS

1. The Final Map shall be submitted to our office for review and approval prior recordation.
2. Submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review.
3. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

CONDITIONS OF APPROVAL – ACCESS

1. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
2. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
3. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
4. Provide an unobstructed vertical clearance, "clear to sky", Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as

measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1

- a. From North Citrus Avenue and Orange Street, provide access to within 150 feet of all portions of the exterior walls of the first story of the building. On-site vehicular Fire Apparatus Access Roads are not required.
5. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
6. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
7. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.

CONDITIONS OF APPROVAL – WATER SYSTEM

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
3. The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 5 hours. Three (3) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
4. Install one (1) public fire hydrant on the west property line on Orange Avenue. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

Once this project is "cleared" by the Land Development Unit, the building plans and the fire sprinkler plans are required to be submitted to the Glendora Fire Prevention Office for review once the project has been approved by the Land Development Unit. The contact number is (626) 963-0067.

For any questions regarding the report, please contact Inspector Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.

L. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) (Next Page)

Conditions of Approval – Condition K

Table 7-1

Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring				Reporting	
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
Biological Resources						
MM-BIO-1 If vegetation removal and/or outdoor construction activities will occur during the migratory bird nesting season (i.e., between March 1 and August 31), preconstruction surveys for nesting migratory birds shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. If active nest(s) are identified during the preconstruction survey, a qualified biologist shall monitor the nest to determine when the young have fledged. The biological monitor shall have the authority to cease construction if there is any sign of distress to a raptor or migratory bird.	Prior to construction; during construction (if active nests are identified)	Contractor/builder; qualified biologist	City of Covina Planning Division			
MM-CUL-1 Native American and archaeological monitoring of all project-related ground-disturbance activities shall be required. A Native American monitor who has familiarity with the local archaeology, as well as an archaeological monitor, shall be retained at the expense of the applicant. Monitoring activities shall be conducted under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology. If archaeological and Native American resources are encountered during ground-disturbing activities, all earth-disturbing work within 50 feet of the discovery shall be temporarily suspended or redirected until an archaeologist and a Native American Monitor has evaluated the nature and significance of the find. Evaluation of significance for the find may include the determination of whether or not the find qualifies as an archaeological site. Depending upon the significance of the find under CEQA (California Code of Regulations Title 14 Section 15064.5(f); Public Resources Code Section 21082), the archaeologist may exhaust the data potential	Construction	Contractor/builder; qualified archaeologist	City of Covina Planning Division			

Conditions of Approval – Condition K

Table 7-1

Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Reporting	
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Initials
<p>of the find through the process of field-level recordation and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.</p> <p>MM-CUL-2 Prior to commencement of any grading activity on-site, the applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Building Official, or designee. The qualified paleontologist shall attend the preconstruction meeting and be on-site during all rough grading and other significant ground-disturbing activities in previously undisturbed older Quaternary alluvial deposits, if encountered. These deposits may be encountered at depths as shallow as five to ten feet below ground surface. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontology monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP) (2010).</p>	Prior to and during grading activity	Project applicant; contractor/builder; qualified paleontologist	City of Covina Planning Division		

Conditions of Approval – Condition K

Table 7-1

Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Reporting		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
<p>MM-CUL-3 In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.</p>	Construction (ground disturbance)	Contractor/builder	City of Covina Planning Division			
<p>MM-NOI-1 Construction activities shall take place during the permitted time and day per Chapter 9.40.110 of the City's Municipal Code. The applicant shall ensure that construction activities for all three components of the proposed project are limited to the hours of 7 a.m. to 8 p.m. Monday through Saturday and shall not occur during other hours or on Sundays or public holidays. This condition shall be listed on the project's final design to the satisfaction of the City Engineering Department.</p>	Construction	Project applicant; contractor/ builder	City of Covina Planning Division			
<p>MM-NOI-2 The City of Covina shall require the applicant to adhere to the following measures as a condition of approving the grading permit:</p> <p>The project contractor shall, to the extent feasible, schedule construction activities to avoid the simultaneous operation of construction equipment so as to minimize noise levels resulting from operating several pieces of high noise level</p>	Construction	Project applicant; contractor/ builder	City of Covina Planning Division			

Conditions of Approval – Condition K

Table 7-1

Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring			Reporting		
	Implementing Period	Implementing Party	Enforcing Agency	Comments	Date	Initials
<p>emitting equipment.</p> <p>All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. Enforcement shall be accomplished by random field inspections by applicant personnel during construction activities, to the satisfaction of the City Engineering Department.</p> <p>Construction noise reduction methods such as shutting off idling equipment, construction of a temporary noise barrier, maximizing the distance between construction equipment staging areas and adjacent residences, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.</p> <p>During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive receptors.</p> <p>Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.</p>						
<p>MM-NOI-3 Because heating, ventilation, and air conditioning (HVAC) equipment and other mechanical equipment can generate noise that could affect surrounding sensitive receptors and because the details, specifications, and locations of this equipment is not yet known, the project applicant shall retain an acoustical specialist to review project construction-level plans to ensure that the equipment specifications and plans for HVAC and other outdoor mechanical equipment incorporate measures, such as the specification of quieter equipment or provision of</p>	Project planning and construction	Project applicant; acoustical specialist	City of Covina Planning Division			

Conditions of Approval – Condition K

Table 7-1

Mitigation Monitoring and Reporting Program

Mitigation Measure	Mitigation Monitoring		Reporting	
	Implementing Period	Implementing Party	Enforcing Agency	Comments
acoustical enclosures, that will not exceed relevant noise standards at nearby noise-sensitive land uses (e.g., residential). Prior to the commencement of construction, the acoustical specialist shall certify in writing to the City that the equipment specifications and plans incorporate measures that will achieve the relevant noise limits.				
MM-NOI-4 For the residential units at Site C, the habitable rooms with a direct view of East San Bernardino Road will most likely require mechanical ventilation systems or air conditioning systems in order to ensure that windows and doors can remain closed while maintaining a comfortable environment. Additionally, sound-rated windows may be necessary. An interior noise analysis shall be required for the proposed dwelling units in the first row north of East San Bernardino Road prior to issuance of building permits. Installation of these systems (i.e., HVAC and sound-rated windows) shall be required if the interior noise analysis shows that impacts are above the State and City's 45 dBA L_{eq} interior standard. The interior noise analysis shall substantiate that the resulting interior noise levels will be less than the noise standard.	Project planning and construction	Project applicant	City of Covina Planning Division	